

AGENDA

CITY OF EUDORA PLANNING COMMISSION

Wednesday, 8 January 2020

Regular Monthly Meeting at 6:00 p.m.

City Hall, 4 East 7th Street, Eudora, Kansas 66025

Planning Commission Members

	Grant Martin, Chairman	Johnny Stewart, Vice-Chairman
Danielle Young	Jason Hoover	Josh Harger
		Tim Pringle
		Dr. Ryan Rock
	Eric Strimple, Non-member Secretary	

- **Call to Order: 6:00 p.m.**
- **Roll Call and Pledge of Allegiance**
- **Work Session:**
 - a) Nottingham Project
- **General Business:**
 - a) Consider the minutes of the last regularly scheduled meetings. October 2, 2019 and December 11, 2019
 - b) Reports:
 - i. Codes Administrator
 - 1. Curt Baumann
 - ii. City Manager
 - 1. City Administration
- **Public Comment Period:** Non-agenda Items
Speakers limited to three (3) minutes for non-agenda items only. No action will be taken.
- **Public Hearings:**
- **New Business:**
 - a) Review Conditional Use Permit Application: CUP 19-00568 (Within 3 miles of Eudora in Douglas County located at 1258 E 2300 Rd.) of Hamm Quarry to expand the current quarry operations.
 - b) Comprehensive Plan Project Status Update
 - c) 2020 Application and Review Schedule Consideration
- **Old Business:**

Calendar: Next Planning Commission meeting is Wednesday, 05 February 2020

Adjournment

Please call 785-542-3124 if unable to attend meeting, thank you.

Eudora Planning Commission Meeting Minutes

October 2, 2019

Grant Martin, Chair	Present
Danielle Young	Absent
Johnny Stewart, Vice Chair	Present
Jason Hoover	Present
Tim Pringle	Present
Dr. Ryan Rock	Present
Josh Harger	Absent

Additional Attendees:

Curt Baumann, Codes Administrator

Dave Knopick, City Planner Consultant

Leslie Herring, Assistant City Manager

Quorum for Planning Commission noted and posted.

Meeting called to order at 7:00 PM by Chairman Martin.

The pledge of allegiance was recited.

General Business:

- A. Consider minutes of the last regularly scheduled meeting, (07 August 19)- **Commissioner Rock made a motion to approve the meeting minutes as distributed**, Commissioner Pringle seconded, all ayes, motion carried 5-0.

B. Reports:

a. Codes Administrator

- i. Curt Baumann- Baumann stated that there was two new housing starts in September, bringing the total up to eleven for the year. He also stated that staff is hoping to present the 2018 IBC to City Commission in October.

Commissioner Hoover asked if staff thinks we will get to 50% of the new housing starts we had for 2018. Baumann stated he feels we will. He added that there are a lot of builders from other areas coming into Eudora to build.

b. City Manager

- i. Assistant City Manager, Leslie Herring- Herring stated that there has been a contract awarded for the demolition of Nottingham and the Laws field

track. Expectations are that the track and building will be removed by the end of the year.

Herring also stated that the City Commission approved a purchase agreement with Casey's General Store. They will be relocating to the SW corner of 14th and Church Street.

Herring also stated that the City is working with a prospective developer on a development agreement to help with the Nottingham site.

Commissioner Stewart asked if the developer has done something similar. Herring stated, yes.

Commissioner Pringle asked if the tract Casey's is purchasing is the same tract, they tried to purchase from the school district before. Herring stated she was not sure because she wasn't with the city at that time.

Commissioner Hoover asked if there were any conditions put on Casey's regarding their current building once the new one is built. Herring stated that she read the purchase agreement and did not see any stipulations in the agreement but added that the agreement is available on the city website to read.

c. Contract Planning Consultant

- i. City Planning Consultant, Dave Knopick- Knopick stated that in the Comprehensive Plan update there has been significant progress on the existing conditions section. They have been reviewed by staff, and it should be to the Planning Commission hopefully in November. It will then be used during the engagement of the public and focus groups.

Knopick added that the Commission will receive the plan is sections with the idea that we can have the document ready for Public Hearings and not be revising document at the hearings.

C. Public Comment Period

- a. Chairman Martin opened the public comment period. Danny Basel who lives at 1302 Cedar Street asked why the area had underground utilities marked a few months ago. Assistant City Manager Herring stated that the question asked relates to the Public Hearing. With the question asked being about an agenda item no answer was given and Chairman Martin closed the public comment period.

D. Public Hearing

a. West Replat/Bluejacket Park Addition No. 1 consideration / recommendation-

Assistant City Manager Herring stated that the project has three goals:

- i. 14th Street/Winchester Road Waterline Construction. Easement dedication for the construction of a waterline to provide enhanced water pressure to properties in the western part of the community.
- ii. Bluejacket Trail: Phase II Construction. Easement dedication for the construction of the Bluejacket Trail extension from Bluejacket Park to Hawthorne St. in the Winchester Estates neighborhood.
- iii. West Sports Complex Improvements. Dedication of the outdoor sports facilities at West Sports Complex from Eudora Schools to the City of Eudora for the purpose of future improvements to that parking lot and facilities.

Herring stated that waterline construction is a rebid of the project. She added the new rebid will not cut into as many streets and that the new waterline will help increase the water pressure on the west side of town. The bids will open next week for this project. This project will be funded through a low interest loan from KDHE.

Herring stated the West Sports Complex is currently owned by the school district, but they are not making financial improvements to the complex and the city is not doing improvements since it is currently owned by the school district. Herring stated that the agreement is to deed the property to the city for the purpose of improving the current complex without any additions to the complex.

Herring stated that the Bluejacket Trail will be partially funded through the state with a grant that was award. The grant will cover 80% of the project with the other 20% coming from the Parks and Recreation sales tax.

Herring stated that that are currently two lots on the properties in question, but this action is needed to replat the two lots into 4 to get right of way on Savage Street, between Lots 3 and 4 on the final plat map along with creating lot 1, which will be sold to the City from the school district. The right of ways and easements were reviewed by city staff and the replat was also circulated to all affected parties.

Herring stated that if the Replat is approved to be forwarded to the City Commission it will go before the City Commission and will also go before the School Board for final approvals.

Knopick reminded the commission that plats and plans are two different things. He stated what the commission is looking for is are we creating lots that conform with the zoning district and meeting the legal requirements there for the adequate access to easements and dedication of right of ways. He added that the approval of a plat is not the approval of a project and that the Planning Commissions role is to say this replat

meets the legal requirements. Once that is done then the City Commission can accept the dedicated easements and right of ways on the plat.

Commissioner Stewart asked if the pedestrian easement going across Lot 1 is existing or new. Herring stated that it is new and that the engineers thought that it was a good idea to show them. She added that the utility easements shown on the school district property are mostly new easements, but they are for existing utilities.

Ann Basel voiced concern about the lack of restrooms and water fountains in the park because she has witnessed incidents in the park because of the lack of the bathrooms. Herring stated that she would share the information with the Parks and Recreation Department.

Chairman Martin closed the Public Hearing.

E. New Business

- a. West Replat/Bluejacket Park Addition No. 1 consideration / recommendation-
Commissioner Pringle asked if the school district will maintain ownership of Lot 4. Herring stated, yes. Pringle asked how much the water line improvement will help the citizens in the area. Herring stated that she did not have the numbers in front of her, but she stated that it will be an adequate amount. She added that it is currently not optimal for fire suppression.

Pringle asked if the second part of the waterline, if covered, would go through lot 2 or along the back yards on Cedar Pl. Herring stated that it would not go outside of the utility easements.

Chairman Martin stated that he likes the way that it is laid out and is glad the school district is transferring ownership. Martin asked if the grant money for the trail had a sunset date or if it was a use it or lose it situation.

Commissioner Pringle made a motion to approve Bluejacket Park Addition No. 1, a replat of Eudora 4-5-6 Addition and Tract A Winchester Estates No. 1 and to forward said replat to the City Commission for acceptance of the dedication of streets and other rights of way, service and utility easements, and land dedicated for public use. Commissioner Stewart seconded, all ayes, motion carried.

Commissioner Stewart made a motion to adjourn the meeting, Commissioner Rock seconded, all ayes, motion carried, 5-0.

Meeting adjourned 7:48 PM.

Grant Martin, Chairman

Eric Strimple, Secretary

Eudora Planning Commission Meeting Minutes

December 11, 2019

Grant Martin, Chair	Present
Danielle Young	Absent
Johnny Stewart, Vice Chair	Present, via phone
Jason Hoover	Present, via phone
Tim Pringle	Present
Dr. Ryan Rock	Absent
Josh Harger	Present

Additional Attendees:

Leslie Herring, Assistant City Manager

Quorum for Planning Commission noted and posted.

Meeting called to order at 12:15 PM by Chairman Martin.

The pledge of allegiance was recited.

General Business: None Heard

Public Comment Period: None Heard

Public Hearing: None Heard

New Business:

- a. Discussion on moving January 1, 2020 meeting- Chairman Martin stated that with the January meeting scheduled to fall on a federal holiday that he was suggesting the meeting be moved to Wednesday, January 8, 2019 at 7:00. **Commissioner Pringle made a motion to move the January 1, 2020 Planning Commission meeting to Wednesday, January 8, 2020, 7:00pm at Eudora City Hall**, Commissioner Harger seconded, all ayes, motion carried 5-0.

Meeting adjourned 12:19 PM.

Grant Martin, Chairman

Eric Strimple, Secretary

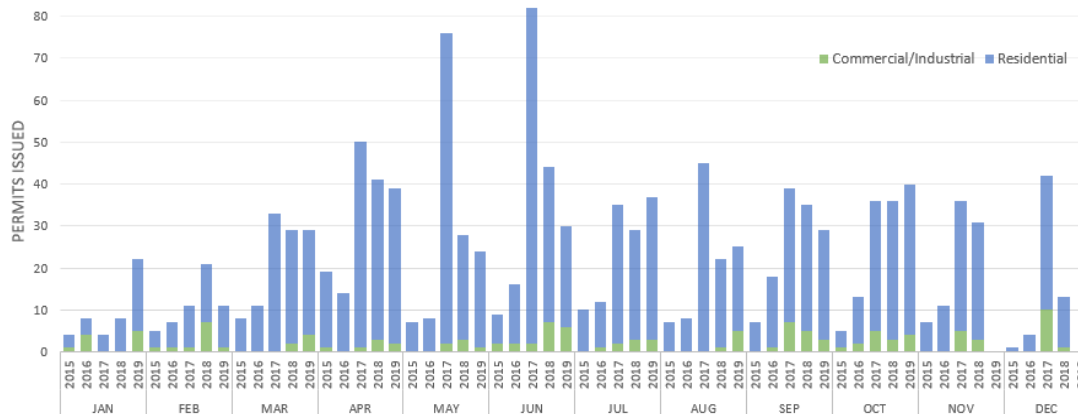
BUILDING PERMIT REPORT OCTOBER 2019



BUILDING PERMITS October 2019

TYPE OF PERMIT ISSUED	PERMITS ISSUED THIS MONTH	PERMIT VALUE	PRIOR TOTAL PERMITS ISSUED	PRIOR TOTAL VALUATION	TOTAL PERMITS TO DATE	TOTAL VALUATION
New (RS) Single Family Units	0	\$0.00	11	\$3,001,546.00	11	\$3,001,546.00
Remodel (RS) Single Family	18	\$253,879.00	120	\$644,317.00	138	\$898,196.00
Addition (RS) Single Family	17	\$83,322.00	76	\$678,462.00	93	\$761,784.00
New Mobilehome Units	0	\$0.00	0	\$0.00	0	\$0.00
Remodel- Mobile Home	0	\$0.00	0	\$0.00	0	\$0.00
Addition - Mobile Home	0	\$0.00	0	\$0.00	0	\$0.00
New (RT) Duplex Units	0	\$0.00	0	\$0.00	0	\$0.00
Remodel (RT) Duplex	0	\$0.00	0	\$0.00	0	\$0.00
Addition (RT) Duplex	0	\$0.00	0	\$0.00	0	\$0.00
New (RM) Multi-family Units	0	\$0.00	0	\$0.00	0	\$0.00
Remodel (RM) Multi-family	0	\$0.00	0	\$0.00	0	\$0.00
Addition (RM) Multi-family	0	\$0.00	0	\$0.00	0	\$0.00
New (C) Commercial Units	0	\$0.00	0	\$0.00	0	\$0.00
Remodel Commercial	3	\$31,000.00	9	\$173,088.00	12	\$204,088.00
Addition Commercial	1	\$50.00	21	\$11,090.00	22	\$11,140.00
New (I) Industrial Units	0	\$0.00	0	\$0.00	0	\$0.00
Remodel Industrial	0	\$0.00	0	\$0.00	0	\$0.00
Addition Industrial	0	\$0.00	0	\$0.00	0	\$0.00
New (RS through I) other	0	\$0.00	0	\$0.00	0	\$0.00
Remodel (RS through I) other	0	\$0.00	7	\$1,644,795.00	7	\$1,644,795.00
Addition (RS through I) other	1	\$200.00	7	\$11,538.00	8	\$11,738.00
Miscellaneous	0	\$0.00	0	\$0.00	0	\$0.00
RV'S	0	\$0.00	0	\$0.00	0	\$0.00
Seasonal Sales	0	\$0.00	1	\$0.00	1	\$0.00
R.O.W.	0	\$0.00	1	\$30,000.00	1	\$30,000.00
TOTAL	40	\$368,451.00	253	\$6,194,836.00	293	\$6,563,287.00

5 YEAR CONSTRUCTION PERMIT TREND



BUILDING PERMITS October 2019

PERMITS	ADDRESS	LOT	BLK.	BUILDER	WORK TYPE	VALUATION
190258	1602 Maple ter	1	4	MIKO	Addition (RS) Drive Ext	\$4,500.00
190259	1615 Maple ter	8	5	MIKO	Addition (RS) Drive Ext	\$4,800.00
190260	706 E 14th Pl	12	4	John Mulvihill	Addition (RS) Bsmt fin	\$28,670.00
190261	1409 Arrowwood Dr	3	6	Advantage Heating	Remodel (RS) HVAC	\$3,600.00
190262	101 E 16th St	1	n/a	Aqua Flow	Addition (RS) Irrigation	\$4,800.00
190263	1513 Savage St	56	n/a	Wallace Concrete	Addition (RS) Drive Ext	\$2,700.00
190264	930 Main St	1	n/a	City of Eudora - FD	Addition (RS) Sign	\$25.00
190265	2706 Montrose Cir	10	4	Alpha Roofing	Remodel (RS) ReRoof	\$7,800.00
190266	1323 Ash St	5	3	Alpha Roofing	Remodel (RS) ReRoof	\$8,200.00
190267	724 Fir St	2,3	72	Garrison Roofing	Remodel (RS) ReRoof	\$5,750.00
190268	2203 Church St	1	1	USD 491	Addition (RS) Sign	\$150.00
190269	615 Locust St	18,19	171	Michael Beaman	Remodel (RS) ReRoof	\$3,900.00
190270	810 E. 13th St	2	3	Janeen Axtell	Addition (RS) Irrigation	\$4,500.00
190271	334 Stratton Dr	5	3	KSR Roofing	Remodel (RS) ReRoof	\$8,810.00
190272	58 Stevens Rd	58	n/a	Alpha Roofing	Remodel (RS) ReRoof	\$4,000.00
190273	1614 Acorn Ln	7	6	Haley Ward	Addition (RS) Fence	\$2,500.00
190274	1527 Maple St	4	2	Steve McGinness	Addition (RS) Fence	\$3,477.00
190275	1523 Maple St	3	2	John VanDiest	Addition (RS) Fence	\$2,000.00
190276	352 Montrose Dr	9	5	Forever Fence	Addition (RS) Fence	\$4,700.00
190277	1311 Locust St	16,17	164	Bob Hamilton Plbg	Remodel (RS) Water Line	\$6,800.00
190278	813 E 14th St	1	3	Alpha Roofing	Remodel (RS) ReRoof	\$10,724.00
190279	103 Acorn St	1	5	Erica Grant	Addition (RS) Fence	\$5,200.00
190280	1501 Church St	1	1	Shock Wave Elec	Remodel (C) Elec	\$3,200.00
190281	1428 Elm St	1 thru 20	161	Remco Demolition	Remodel (RS) Demo	\$151,130.00
190282	310 E 20th St	7	n/a	Eudora Township	Remodel (C) ReRoof	\$22,300.00
190283	801 Main St	14, 15	134	Mutual Saving Association	Addition (DC) Banner Sign	\$200.00
190284	1105 Elm St	17, 18	149	Blue Duck Plumbing	Remodel (RS) Plumbing	\$2,500.00
190285	1211 Church St	18, 19	186	Bell's Turf	Remodel (RS) Driveway	\$4,990.00
190286	308 Beaumont St	13	4	Ryan Lawn and Tree	Addition (RS) Irrigation	\$3,500.00
190287	915 Cedar Ct	13	n/a	Summit Roofing	Remodel (RS) ReRoof	\$4,800.00
190288	1436 Church St	1	n/a	Pro Air Inc	Remodel (C) HVAC	\$5,500.00
190289	818 E 2th St	1	5	Melissa Peterson	Addition (RS) Fence	\$4,000.00
190290	207 E 12th St	1,2	183	Miller & Midyett RE	Remodel (RS) Gas Line	\$300.00
190291	1339 Locust St	11,12	164	Addison Shockley	Remodel (RS) House	\$28,675.00
190292	1201/1203 Pine St	20	45	Greg Polk	Remodel (RS) Gas Line	\$100.00
190293	610 W. 20th St	n/a	n/a	Jason Oehlert	Remodel (RS) Electric Serv	\$100.00
190294	106 W. 27th St	2	1	Barber Fence Co	Addition (RS) Fence	\$4,800.00
190295	1411 Elm St	17, 18	152	Smith Service Co	Remodel (RS) HVAC	\$1,700.00
190296	501 E 10th St	10	A	Paul Sollars	Addition (RS) Mobile Home	\$3,000.00
190297	1321 Church St	1	1	Robby Griffin	Addition (C) Sign	\$50.00
TOTAL						\$368,451.00

CONSTRUCTION PERMIT TYPE:

New
Remodel
Addition
Miscellaneous

City of Eudora Kansas

Building & Codes Department

4 East 7th Street, Eudora, KS 66025

Phone: 785-542-2153

Fax: 785-542-1237

TO: City of Eudora Planning Commission
FROM: Dave Knopick, AICP - Planning Consultant for the City of Eudora
SUBJECT: CUP-19-00568: – Conditional Use Permit Application (Douglas County) for Hamm Eudora Quarry, located at 1258 E 2300 Rd. within 3-miles of the City of Eudora. Submitted by Hamm Inc, property owner of record.
MEETING: January 8, 2020

BACKGROUND

Douglas County has asked the Eudora Planning Commission to review an application for a conditional use permit on a property that is located within 3 miles of Eudora's city limits. The applicant, Hamm Inc. (Gary Hamm), would like such permit from Douglas County to allow for the expansion of quarry activity onto the described / depicted tract of land provided in the attached application.

The 51.28 acre site is located in an Agricultural zoning district on land currently used for agriculture (row crop / timber / pasture) with a residence on the east side of the property which would be removed once quarry operations commence. The property abuts the Eudora Urban Growth Area and is located approximately ½ mile east of the current Eudora city boundary. Douglas County has asked that the City of Eudora Planning Commission review and offer comments prior to an upcoming Lawrence – Douglas County Planning Commission meeting. The meeting is scheduled for Wednesday, January 22 at 6:30 P.M. in the City Hall Commission room at 6 E 6th Street, Lawrence, KS.

The applicant is requesting the conditional use permit from Douglas County for an undefined period of time. Due to the nature of the activity it is anticipated that the request is for a permanent conditional use permit that would be in effect until the material that is to be quarried is depleted. The application materials identify the location and provide a summary of the operational plan and parameters for the existing and expanded quarry.

ANALYSIS

City of Eudora Zoning Regulations speak to the placement of such quarry use within the City Limits, as a Use Permitted Upon Review (UPUR) in the RA – Residential Agriculture District per Section 16-301 (3) (c):

Quarries, mines, sand and gravel pits, or excavations for the purposes of removal, screening, crushing, washing, or storage of ore, clay, stone, gravel, or similar materials.

No special conditions for quarry activity are outlined in the zoning regulations, but concerns related to such an operation are typically related to environmental (visual aesthetic, drainage, groundwater, etc.); nuisance (odor, noise, dust, light); safety (blasting activity and material storage, securing the site); and traffic (amount, type, route) related impacts. Although the UPUR regulations do not apply outside of the City Limits, the regulations are noted here for reference purposes and indicate the type of context and under what conditions the City may potentially allow such activity within the city.

It appears from the application materials that only a physical (land) expansion of the quarry is requested in order to extend the reserves and operational lifetime of the quarry, and there is no indication of an increase in intensity or expansion of daily operations and volume of material extracted from the site or change to the traffic ingress/egress and routing.

Additionally, the City of Eudora is unaware of any complaints regarding the current quarry activity.

STAFF RECOMMENDATION

Based on relevant Kansas State Statutes, adopted City of Eudora Ordinances, Regulations and Procedures, and the application content of this request, staff believes that the City of Eudora should convey the following comments to Douglas County:

1. That the applicant meet and/or exceed the operational and performance requirements outlined in the application materials as a condition of the CUP.
2. That no increase in intensity or expansion of daily operations and volume of material extracted from the entire quarry site or change to the traffic ingress/egress will occur.
3. That the applicant provide sufficient details regarding the restoration of the property or conditions be added by the County to ensure that such restoration be completed in a timely fashion after termination of the permit or closing of the quarry to the satisfaction of applicable Federal, State and local requirements.



**City of Lawrence
Douglas County**
PLANNING & DEVELOPMENT SERVICES

APPLICATION FORM RECEIVED

NOV 18 2019

Lawrence Douglas County Planning Office

1 Riverfront Plaza, Ste 320 | P.O. Box 708
Lawrence, KS 66044
(785) 832-7700 Fax (785) 832-3110
<http://www.lawrenceks.org>

Project Name & Description Hamm Eudora Quarry		Planning & Development Services City of Lawrence/Douglas County, KS	Total Site Acreage 51.28	Present Zoning Agriculture
Legal Description (May be attached as separate sheet) See Attached Plan		Proposed Zoning		
Project Address/General Location 1258 E 2300 Road Eudora, KS 66025		Presubmittal [] Planner [11/18] Date		
Property Owner's Name Hamm INC.	Phone (785)597-5111	Fax (785)597-5117		
Property Owner's Address 609 Perry Place	City Perry	State KS	Zip 66073	
Applicant's Name (if different from above)	Phone () -	Fax () -	Zip	
Applicant's Address	City	State	Zip	
Applicant's Mobile Phone or Pager (785)331-7951	Property Owner and/or Applicant's E-mail Address tg.hamm@nrhamm.com			

APPLICATION TYPE

<input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> [Lawrence] <input type="checkbox"/> [Douglas County (unincorporated)] <input checked="" type="checkbox"/> Use Permitted Upon Review (Submit Sheet A) <input type="checkbox"/> Conditional Use Permit (Submit Sheet A)* <input type="checkbox"/> (Re)Zoning (Submit Sheet A) <input type="checkbox"/> [Lawrence] <input type="checkbox"/> [Douglas County] <input type="checkbox"/> Annexation (Submit Sheet B) <input type="checkbox"/> Historic Resources Commission Review (Submit Sheet H) <input type="checkbox"/> Variance (Submit Sheet V)	<input type="checkbox"/> Preliminary Development Plan (Submit Sheet A) <input type="checkbox"/> [] PRD [] PCD [] PID [] POD <input type="checkbox"/> Final Development Plan (Submit Sheet A) <input type="checkbox"/> [] PRD [] PCD [] PID [] POD <input type="checkbox"/> Lot Split * <input type="checkbox"/> Preliminary Plat * <input type="checkbox"/> Final Plat* or [] Replat * <input type="checkbox"/> Temporary Use Permit <i>*Provide utility company info for projects in Douglas County*</i>
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PROJECT INFORMATION

Existing Use [] Residential [] Commercial [x] Industrial [] Office [] Agriculture [] Vacant [] Other_____
Proposed Use [] Residential [] Commercial [x] Industrial [] Office [] Agriculture [] Other_____

COMPLETE THIS PORTION IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT (CUP), USE PERMITTED UPON REVIEW (UPR), AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)

Total site area	Current Appraised Value	Existing Building Footprint	Open Space Area
# of Buildings	Estimated Cost of Construction	Proposed Building Footprint	Pavement Coverage

COMPLETE THIS PORTION IF APPLYING FOR A TEMPORARY USE PERMIT (TUPR)

Dates and Times	# Existing Parking Spaces	# Parking Spaces Required for Temporary Activity
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COMPLETE THIS PORTION IF SUBDIVIDING PROPERTY

Proposed Number of Lots	Maximum Lot Size	Minimum Lot Size	Average Lot Size
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Property Owner/Agent Consent – I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

X Larry N. Johnson 11/18/2019
Signature Date

Planning Staff Use Only

[] Fee \$ _____ [] Property Owner List
[] Attached Legal Description [] Site Plans # _____

CUP-R-10568



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

SHEET A

(Type or Print)

Lawrence Douglas County
Metropolitan Planning Office

6 East 6th Street, P.O. Box 708, Lawrence, KS 66044
(785) 832-3150 Fax (785) 832-3160
www.lawrenceks.org

Please respond to the following questions to the best of your knowledge (Attach additional sheets if needed)

1. Reason for This Request?

Expansion of Mining operations.

2. What Is the Suitability of Subject Property for the Uses to Which it Has Been Restricted?

Property will extend reserves, which will allow Quarrying operations to continue.

3. To What Extent Will Removal of Restrictions Detrimentally Affect Nearby Property?

Hamm has been mining at this location since the late 80's. There will not be any significant changes, blasting and removal of material

Will continue as they have in the past.

4. What Is the Relative Gain to the Public Health, Safety, and Welfare by the Destruction of the Value of the Petitioner's Property as Compared to the Hardship Imposed upon the Individual Landowners?

This will extend the life of the quarry by adding reserves. Which will help keep cost down to the local township and the county by

Having material available in Douglas county.

5. How Does Your Request Conform with the Comprehensive Plan, Horizon 2020?

If application is for a **PUD** please provide the additional information Per Section 20-1009

A. Please provide a statement regarding why the PUD would be in the public interest.

B. Please provide a statement with regard as to why the PUD would be consistent with the statement of Objectives for Planned Unit Development as found in Section 20-1002.

UTILITY COMPANIES AND OTHER REVIEW AGENCIES

WATER:

- ☐ City water
☒ Rural Water: RWD # 4 # of meters:
☐ Well

SANITARY SEWER _____ OR SEPTIC SYSTEM _____

ELECTRIC:

- ☒ KCP & L
☐ Kaw Valley Electric
☐ Westar
☐ Other _____

TELEPHONE:

- ☒ AT&T/Southwestern Bell
☐ Sprint/Embarq
☐ Other _____

GAS COMPANY AND/OR LINES CROSSING PROPERTY:

- ☐ Black Hills Energy/Aquila
☐ Atmos Energy (aka: Greeley Gas, United Cities Gas Co.)
☐ Kansas Gas Service
☐ Magellan Midstream Partners
☐ Southern Star Central Gas
☐ Williams Pipeline Co.
☐ Other _____

TOWNSHIP: Eudora Township

FIRE DEPARTMENT: Eudora Fire District

Is property adjacent to State or Federal Highway? Yes _____ No x

Is property located within a drainage district? Yes _____ No _____
If yes, which drainage district?

- ☐ Douglas County - Kaw
☐ Wakarusa - Kaw
☐ Wakarusa-Haskell-Eudora

Is property in floodplain? Yes _____ No x

Is property located within 3 miles of the city limits of Eudora, Lecompton or Baldwin City? Yes x No _____

(PLEASE ATTACH COPY OF SURVEY IF AVAILABLE.)

HAMM

COMPANIES

EUDORA HAMM PROPERTY CUP REQUIREMENTS

Douglas, County CUP-12-16-02
November 2019

HAMM Quarries
609 Perry Place, PO Box 17, Perry, KS 66073



Eudora Hamm Property
1258 E 2300 ROAD, EUDORA, KS 66025 (DOUGLAS)

Plan of Operation

Beginning at a point 400 feet North of the Southwest corner of the Northwest Quarter of Section 15, Township 13 South, Range 21 East of the 6th Principal Meridian; thence East 550 feet; thence South 400 feet; thence East 2132.42 feet, more or less, to the Southeast corner of said Northwest Quarter; thence North 995.25 feet, more or less, to a point 332 feet South of the Northeast corner of the South half of the Northwest Quarter; thence West 2683 feet to the West line of said Northwest Quarter; thence South 593 feet to the point of beginning, in Douglas County, Kansas, EXCEPT A tract of land in the South Half (S1/2), of the Northwest Quarter (NW1/4) of Section Fifteen (15), Township Thirteen South (T13S), Range Twenty-one East (R21 E) of the 6th P.M., Douglas County, Kansas, more particularly described as follows: Commencing at the Northwest corner of the South Half (S1/2), of the Northwest Quarter (NW1/4), thence South 1 degree 03 minutes 43 seconds West a distance of 332.00 feet to the point of beginning, said point being on the West line of the Northwest Quarter (NW1/4); thence South 89 degrees 01 minutes 15 seconds East a distance of 727.33 feet, said point being on the South line of the North. 332 feet of the South Half (S1/2), of the Northwest Quarter (NW1/4); thence South 1 degree 03 minutes 43 seconds West a distance of 300.00 feet; thence North 89 degrees 01 minutes 15 seconds West a distance of 727.33 feet, said point being on the West line of the Northwest Quarter (NW1/4); thence North 1 degree 03 minutes 43 seconds East a distance of 300.00 feet to the point of beginning.

Location of this property: One mile South, and two miles East of Eudora, Kansas (East 2400 Road & North 1200 Road) Douglas, County, Kansas.

CUP-12-16-02

609 Perry Place, Perry, KS 66073 • 785.597.5111 • hammcompanies.com



Purpose

The purpose of this Plan of Operation is for consideration by the Douglas County Planning Commission, and the Douglas County Commissioners, in reference to a request by Hamm Inc., for a Conditional Use Permit for the above described property.

Need for a Rock Quarry

Limestone is one of the most used material resources we have today. It would be quite difficult for one to look around and not see a direct or indirect use of crushed stone. Listed are just some of the commercial uses of crushed limestone products: lateral fields for septic systems, new home construction, material for concrete and asphalt plants, and agriculture lime for farm fields. One of our big customers is Douglas County and townships, for the vast amounts of roads that must be kept maintained.

One of the latest demands is high-quality materials used for super pave mixes in asphalt, and Class 1 high durability materials used in concrete pavement. The state has been researching ways to produce a longer lasting mix that will provide for longer life on asphalt and concrete roads. In keeping with the demands, we must do extensive research to come up with locations that have the reserves needed for this type of material. Our Eudora Quarry has just about depleted the reserves of marketable rock needed to supply our customers' needs. We are planning on using our present location as a production site and stockpile area, and haul the shot rock products to the production site for crushing and washing, with stockpiling on our present location.

Current Uses

The current use of this property is agriculture, being in row crop, timber, and pasture, with a residence on the East side of the property, which is to be removed once quarry operations commence.

CUP-12-16-02

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- Sales and removal of materials: 6am to 9pm; Monday – Saturday
- Production and extraction: 6am to 8pm; Monday – Saturday
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- Activities that occur after these hours: In the event of an emergency or other situation that requires quarrying, or the sale of product after these hours, the request must be provided to the Board of County Commissioners prior to the after-hours activity commencing.
- No more than 50 acres may be open, mined and extracted at any one time on the quarry site, this is exclusive of the plant site.
- 5 more acres will be added to the stockpile area on the Neis property.
- Upon approval of the conditional use permit, HAMM Inc. will file an application with the Kansas State Board of Health and Environment for a National Pollutant Elimination Systems Permit, Storm Water Run Off Permit, State Board of Agriculture - Division of Water Resources, for a permit to wash rock.
- Make notification to the Bureau of Mines of a new site location and intent to commence operations. Notify all local emergency preparedness, State Fire Marshall, and fire districts when we move and start operations.
- The actual quarry operations will begin by moving in our excavating equipment to strip off the topsoil from the opening sequence area, and stockpile it for the berms that will be placed along the setbacks to shield from view of the quarry operations.
- The opening sequence cuts will be along the east side of the property. After the topsoil is removed the remainder of the overburden will be placed in the area to the east that was previously quarried out on the Neis Property.
- We will be using our existing Eudora Quarry #3 entrance and stockpile areas at North 1200 Rd. and East 2400 Rd.
- We will fence the site with a five-strand barbed wire fence which shall be maintained by the operator, with a security gate at the entrance.

CUP-12-16-02

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**Haul Road**

We will be utilizing the existing quarry entrance on N 1200 Rd. West, to E 2200 Rd. (County Rd 1061).

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We utilize water trucks to keep down the dust in the quarry area. Our drills are equipped with cyclone dust collectors. MSHA (Mining Enforcement and Safety Administration) routinely inspects and checks our equipment for compliance.

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Our equipment, by nature of the work we do, creates noise. Government defines the limits of noise, therefore, manufactures of equipment must comply with these standards. We as operators, maintain our equipment, keeping mufflers and noise suppressors in good repair.

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We realize the inherent fear of blasting and vibrations and employ the use of a sequential timer and time delay caps to safely set off conservative charges that break the rock. The sequential timer is a relatively new device that is used to further break down the time between blasts, between the different rows and holes. These machines are quite expensive but prove to be well worth their expense, as they have proven to help keep down the air noise and vibrations.

Hamm agrees to provide a pre-blast survey to adjacent property owners.

Hamm will have all blasts seismograph by third party, Vibra-Tech.

The State Fire Marshall licenses all of our blasters.

Blasting is done by third party, Buckley Powder.

CUP-12-16-02

609 Perry Place, Perry, KS 66073 • 785.597.5111 • hammcompanies.com

**Explosive Storage Magazines**

The on-site quarry superintendent maintains explosive controls, making inventory inspections, and being directly responsible for the use of explosives.

Our explosive magazines are constructed and maintained to the specifications of MSHA and the Federal Bureau of Alcohol, and Firearms.

Safety

All HAMM Inc. quarry superintendents are holders of First Aid Training and CPR Certificates. Enforcement of safety is also directed by MSHA and part of the credit for our safety record must be shared with their agents who inspect our quarries. Their regular inspections help keep us aware of our responsibilities for safety. We are proud of our safety record.

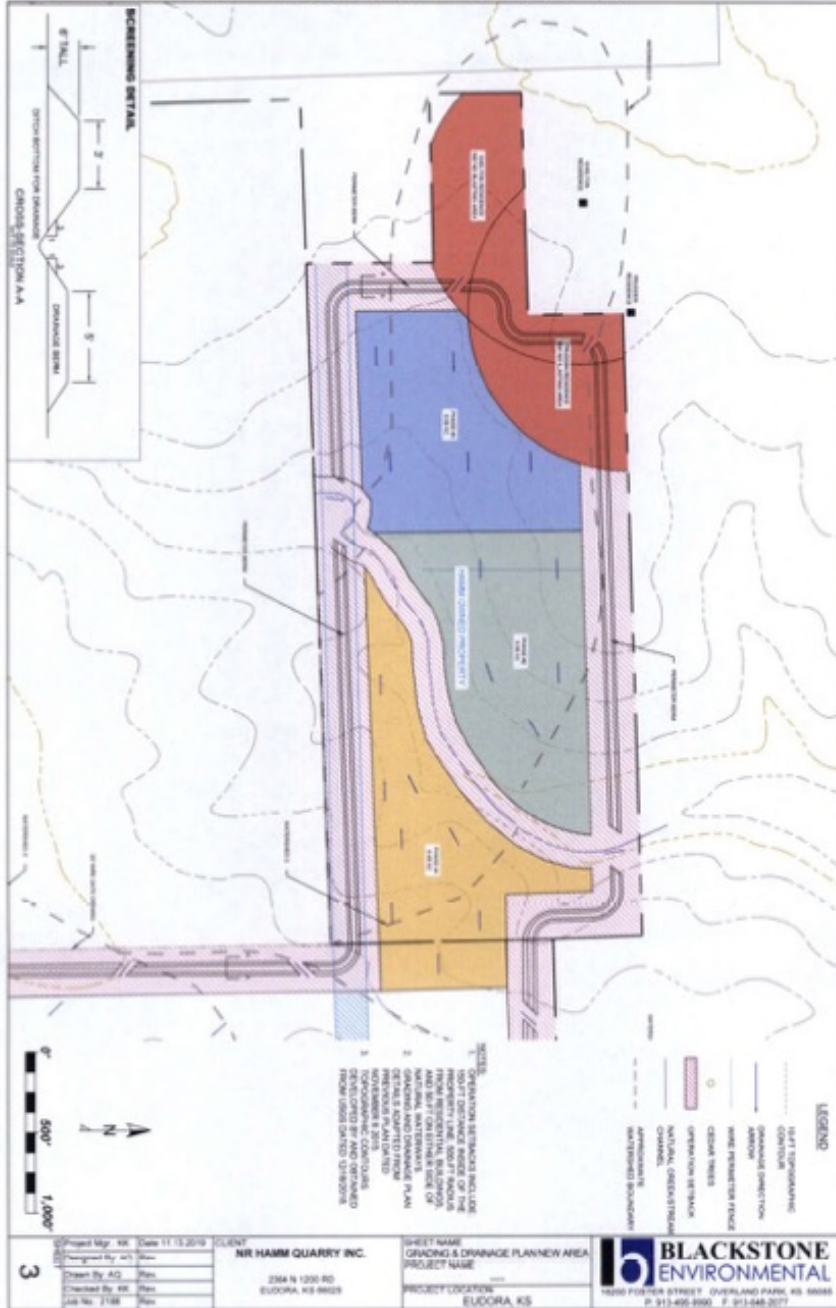
Reclamation

Restoration is probably the most important part of a property. The lessors, landowners, and the public are aware of the restoration practices of the past, and make sure that provisions are made in the lease to insure proper restoration of the property. In July 1994, the legislature passed a bill making restoration and posting bond for quarried areas mandatory. This program is mandatory with a permit to quarry, and inspections to ensure restoration is taking place.

Restoration is an ongoing process through the term of the property.

CUP-12-16-02

609 Perry Place, Perry, KS 66073 • 785.597.5111 • hammcompanies.com





**City of Lawrence
Douglas County**
PLANNING & DEVELOPMENT SERVICES

APPLICATION FORM RECEIVED

NOV 18 2019

**Lawrence Douglas County
Planning Office**

1 Riverfront Plaza, Ste 320 | P.O. Box 708
Lawrence, KS 66044
(785) 832-7700 Fax (785) 832-3110
<http://www.lawrenceks.org>

Project Name & Description Hamm Eudora Quarry		Planning & Development Services City of Lawrence/Douglas County, KS	Total Site Acreage 51.28	Present Zoning Agriculture
Legal Description (May be attached as separate sheet) See Attached Plan				Proposed Zoning
Project Address/General Location 1258 E 2300 Road Eudora, KS 66025				Presubmittal [] Planner [11/18] Date
Property Owner's Name Hamm INC.	Phone (785)597-5111		Fax (785)597-5117	
Property Owner's Address 609 Perry Place	City Perry	State KS	Zip 66073	
Applicant's Name (if different from above)	Phone () -	Fax () -		
Applicant's Address	City	State	Zip	
Applicant's Mobile Phone or Pager (785)331-7951	Property Owner and/or Applicant's E-mail Address tg.hamm@nrhamm.com			

APPLICATION TYPE

<input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Lawrence <input type="checkbox"/> Douglas County (unincorporated)* <input checked="" type="checkbox"/> Use Permitted Upon Review (Submit Sheet A) <input type="checkbox"/> Conditional Use Permit (Submit Sheet A)* <input type="checkbox"/> (Re)Zoning (Submit Sheet A) <input type="checkbox"/> Lawrence <input type="checkbox"/> Douglas County <input type="checkbox"/> Annexation (Submit Sheet B) <input type="checkbox"/> Historic Resources Commission Review (Submit Sheet H) <input type="checkbox"/> Variance (Submit Sheet V)	<input type="checkbox"/> Preliminary Development Plan (Submit Sheet A) <input type="checkbox"/> PRD <input type="checkbox"/> PCD <input type="checkbox"/> PID <input type="checkbox"/> POD <input type="checkbox"/> Final Development Plan (Submit Sheet A) <input type="checkbox"/> PRD <input type="checkbox"/> PCD <input type="checkbox"/> PID <input type="checkbox"/> POD <input type="checkbox"/> Lot Split * <input type="checkbox"/> Preliminary Plat * <input type="checkbox"/> Final Plat* or [] Replat * <input type="checkbox"/> Temporary Use Permit <i>*Provide utility company info for projects in Douglas County*</i>
---	--

PROJECT INFORMATION

Existing Use [] Residential [] Commercial [x] Industrial [] Office [] Agriculture [] Vacant [] Other_____
Proposed Use [] Residential [] Commercial [x] Industrial [] Office [] Agriculture [] Other_____

COMPLETE THIS PORTION IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT (CUP), USE PERMITTED UPON REVIEW (UPR), AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)

Total site area	Current Appraised Value	Existing Building Footprint	Open Space Area
# of Buildings	Estimated Cost of Construction	Proposed Building Footprint	Pavement Coverage

COMPLETE THIS PORTION IF APPLYING FOR A TEMPORARY USE PERMIT (TUPR)

Dates and Times	# Existing Parking Spaces	# Parking Spaces Required for Temporary Activity
-----------------	---------------------------	--

COMPLETE THIS PORTION IF SUBDIVIDING PROPERTY

Proposed Number of Lots	Maximum Lot Size	Minimum Lot Size	Average Lot Size
-------------------------	------------------	------------------	------------------

Property Owner/Agent Consent – I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

x Larry W. Hamm 11/18/2019
Signature Date

Planning Staff Use Only

[] Fee \$ _____ [] Property Owner List
[] Attached Legal Description [] Site Plans # _____

CUP-19-00568



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

SHEET A

(Type or Print)

Lawrence Douglas County
Metropolitan Planning Office

6 East 6th Street, P.O. Box 708, Lawrence, KS 66044
(785) 832-3150 Fax (785) 832-3160
www.lawrenceks.org

Please respond to the following questions to the best of your knowledge (Attach additional sheets if needed)

1. Reason for This Request?

Expansion of Mining operations.

2. What Is the Suitability of Subject Property for the Uses to Which it Has Been Restricted?

Property will extend reserves, which will allow Quarrying operations to continue.

3. To What Extent Will Removal of Restrictions Detrimentially Affect Nearby Property?

Hamm has been mining at this location since the late 80's. There will not be any significant changes, blasting and removal of material

Will continue as they have in the past.

4. What Is the Relative Gain to the Public Health, Safety, and Welfare by the Destruction of the Value of the Petitioner's Property as Compared to the Hardship Imposed upon the Individual Landowners?

This will extend the life of the quarry by adding reserves. Which will help keep cost down to the local township and the county by

Having material available in Douglas county.

5. How Does Your Request Conform with the Comprehensive Plan, Horizon 2020?

If application is for a **PUD** please provide the additional information Per Section 20-1009

A. Please provide a statement regarding why the PUD would be in the public interest.

B. Please provide a statement with regard as to why the PUD would be consistent with the statement of Objectives for Planned Unit Development as found in Section 20-1002.

UTILITY COMPANIES AND OTHER REVIEW AGENCIES

WATER:

- ☐ City water
☒ Rural Water: RWD # 4 # of meters:
☐ Well

SANITARY SEWER _____ OR SEPTIC SYSTEM _____

ELECTRIC:

- ☒ KCP & L
☐ Kaw Valley Electric
☐ Westar
☐ Other _____

TELEPHONE:

- ☒ AT&T/Southwestern Bell
☐ Sprint/Embarq
☐ Other _____

GAS COMPANY AND/OR LINES CROSSING PROPERTY:

- ☐ Black Hills Energy/Aquila
☐ Atmos Energy (aka: Greeley Gas, United Cities Gas Co.)
☐ Kansas Gas Service
☐ Magellan Midstream Partners
☐ Southern Star Central Gas
☐ Williams Pipeline Co.
☐ Other _____

TOWNSHIP: Eudora Township

FIRE DEPARTMENT: Eudora Fire District

Is property adjacent to State or Federal Highway? Yes _____ No x

Is property located within a drainage district? Yes _____ No _____
If yes, which drainage district?

- ☐ Douglas County - Kaw
☐ Wakarusa - Kaw
☐ Wakarusa-Haskell-Eudora

Is property in floodplain? Yes _____ No x

Is property located within 3 miles of the city limits of Eudora, Leocompton or Baldwin City? Yes x No _____

(PLEASE ATTACH COPY OF SURVEY IF AVAILABLE.)

HAMM

COMPANIES

EUDORA HAMM PROPERTY CUP REQUIREMENTS

Douglas, County CUP-12-16-02
November 2019

HAMM Quarries
609 Perry Place, PO Box 17, Perry, KS 66073



Eudora Hamm Property
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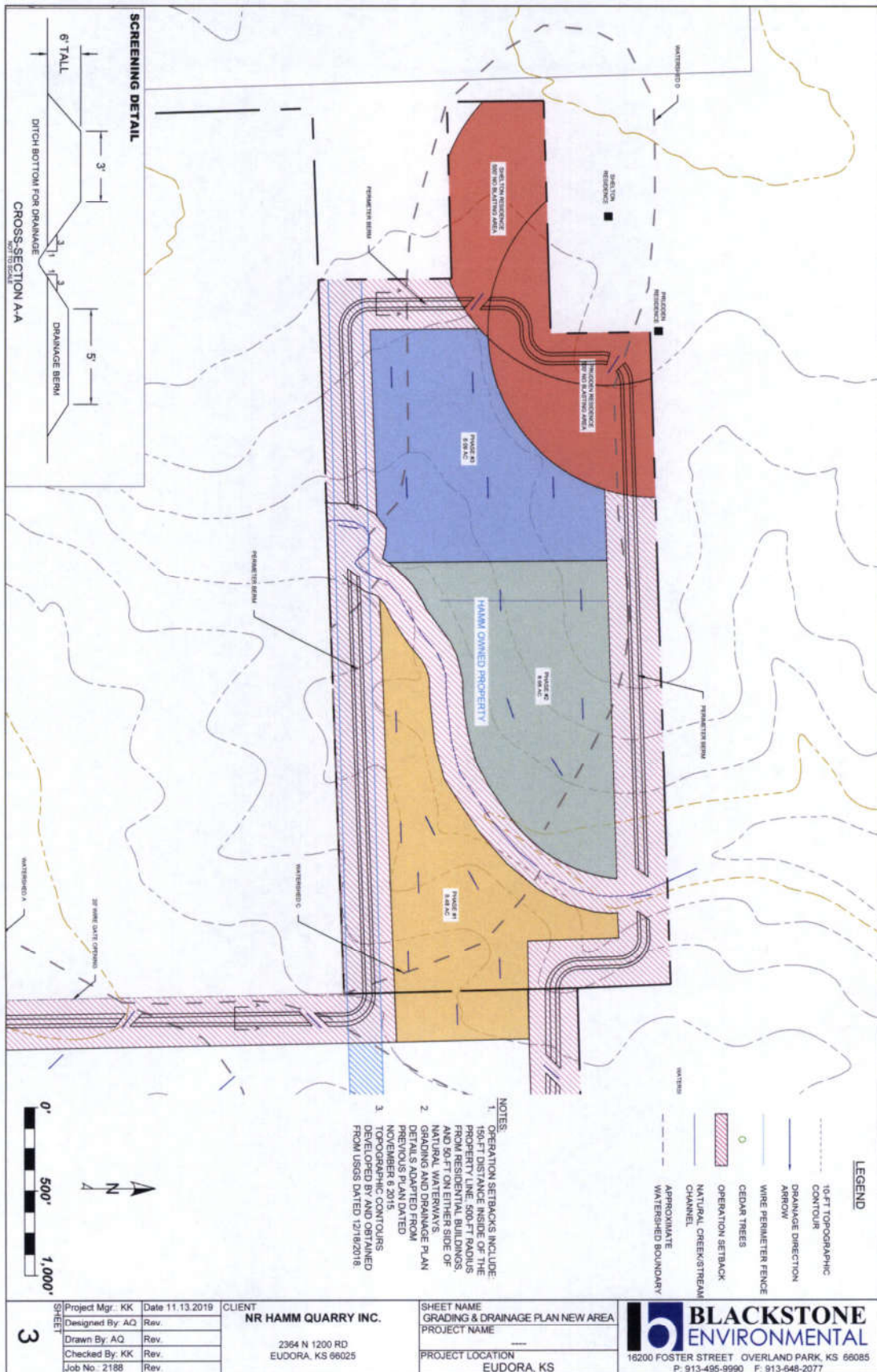
Safety

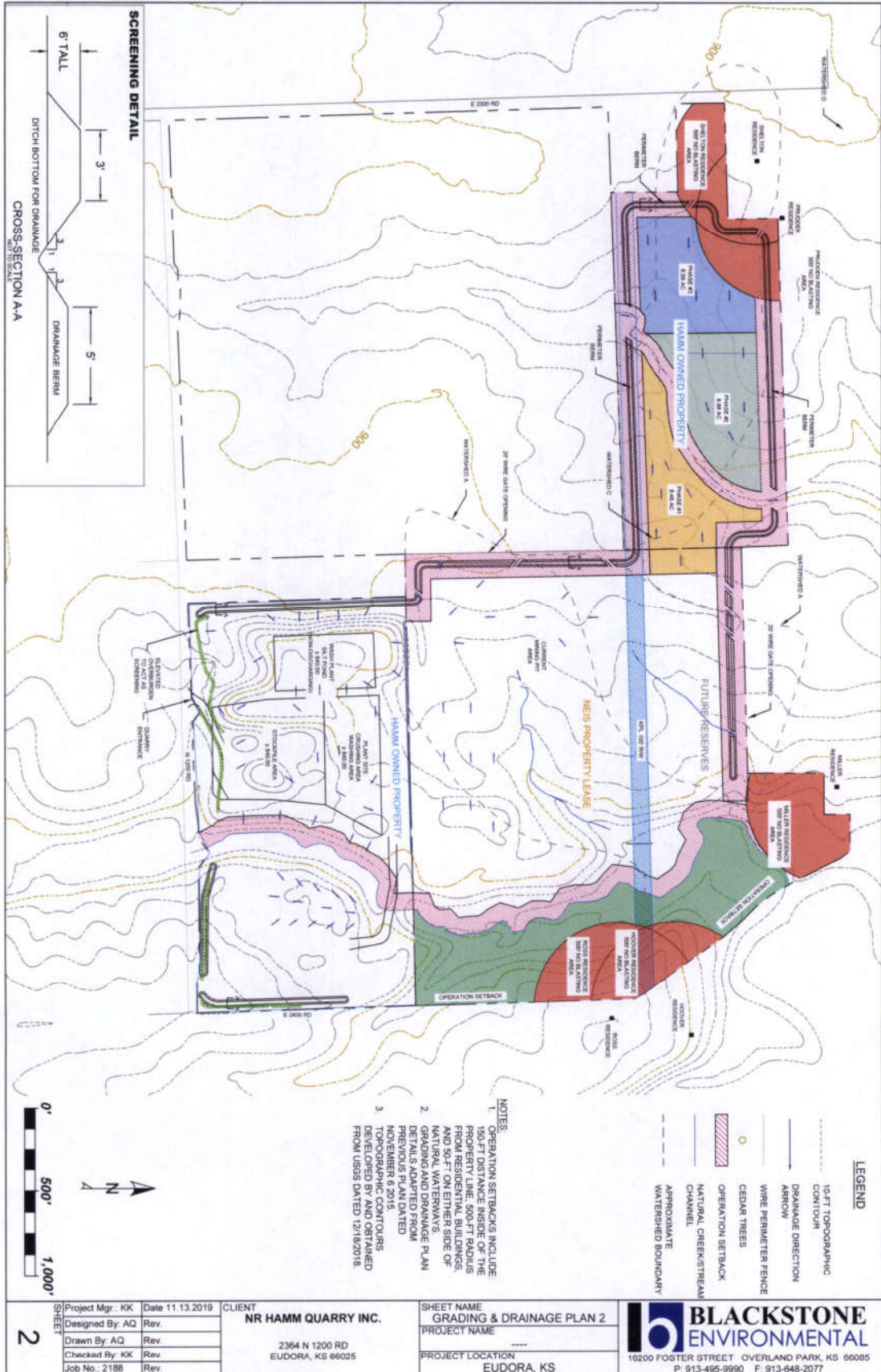
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Restoration is an ongoing process through the term of the property.







JAMIE SHEW
DOUGLAS COUNTY CLERK
1100 Massachusetts
Lawrence, KS 66044

Marni Penrod-Chief Deputy Clerk
Heather Dill-Deputy Clerk Elections

November 12, 2019

A CERTIFIED PROPERTY OWNERSHIP LIST WITHIN 1000 FT OF 1258 E. 2300 RD ON
11/12/2019. REQUESTED BY T.G. HAMM OF N. R. HAMM QUARRY INC.

MATT BRISTOW
DOUGLAS COUNTY CLERK'S OFFICE
1100 MASSACHUSETTS ST
LAWRENCE, KS

(785) 832-5160

mbristow@douglascountyks.org

Douglas County Real Estate Division
County Clerk's Office. I do hereby certify
The Real Estate Ownership listed hereto,
to be true and accurate.

Real Estate Owners List

11/12/2019 10:28:31 AM

Plate Nbr	200306A	Pin Nbr	095-15-0-00-00-003.00-0	Situs Address		Tax Unit	606	
Owner1	NEIS ARTHUR V		Address	1575 NW 106TH ST		School District	491	
Owner2			City	CLIVE		Deed Book	0488	
Owner3			State	IA	Zip	50325	Deed Page	2121
Legal	140A 15-13-21 N 60A OF W 1/2 NE 1/4 & N 1/2 NW 1/4 (200306 & 310 COMBINED 1988)							

Plate Nbr	200309A	Pin Nbr	095-15-0-00-00-005.00-0	Situs Address	1232 E 2300 RD	Tax Unit	606	
Owner1	NEIS KATHERINE L		Address	512 BIRCH ST		School District	491	
Owner2			City	EUDORA		Deed Book	0383	
Owner3			State	KS	Zip	66025	Deed Page	1931
Legal	289A 15-13-21 W 1/2 & W 3/4 SE 1/4 NE 1/4, LESS 60A TO ZELLNER & 1A TO BAGBY; ALSO SW 1/4 & N 1/2 SE 1/4 (200309 & 312 COMBINED 1988)							

Plate Nbr	200311	Pin Nbr	095-15-0-00-00-004.00-0	Situs Address	1274 E 2300 RD	Tax Unit	606	
Owner1	PRUDDEN STEPHEN M		Address	PO BOX 555		School District	491	
Owner2	PRUDDEN PAMELA		City	EUDORA		Deed Book	0564	
Owner3			State	KS	Zip	66025	Deed Page	0270
Legal	18.73A 15-13-21 BEG AT PT 993 FT N SW COR NW 1/4 TH E 2683 FT TO E LINE SD NW 1/4 TH N 332FT TO N LINE OF S 1/2 OF SD NW 1/4 TH W 2683 FT TO W LINE NW 1/4 TH S 332 FT TO PT BEG (DIV 1993 200311)(NEW DESC 1993)							

Plate Nbr	200311A	Pin Nbr	095-15-0-00-00-004.02-0	Situs Address	1252 E 2300 RD	Tax Unit	606	
Owner1	ROWLAND CAREN E		Address	1257 E 2300 RD		School District	491	
Owner2			City	EUDORA		Deed Book	0509	
Owner3			State	KS	Zip	66025	Deed Page	0175
Legal	5.05A 15-13-21 BEG AT SW COR NW 1/4 SD SEC TH N 400 FT E 550FT S 400 FT W 550 FT TO PT BEG(DIV 1993 200311)							

Plate Nbr	200311B	Pin Nbr	095-15-0-00-00-004.01-0	Situs Address	1258 E 2300 RD	Tax Unit	606
Owner1	HAMM INC	Address	609 PERRY PL			School District	491
Owner2		City	PERRY			Deed Book	1164
Owner3		State	KS	Zip	66073	Deed Page	4597
Legal	51.21A 15-13-21 BEG AT PT 400 FT N OF SW COR NW 1/4 SD SEC TH E 550 FT TH S 400 FT TH E 2132.42 FT TO SE COR SD NW 1/4 TH N 995.25 FT TO PT 332 FT S OF NE COR S 1/2 NW 1/4 TH W 2683 FT TO W LINE SD NW 1/4 TH S593 FT TO PT BEG, LESS 5.01A D 540/836 (DIV 1995 200311B)						

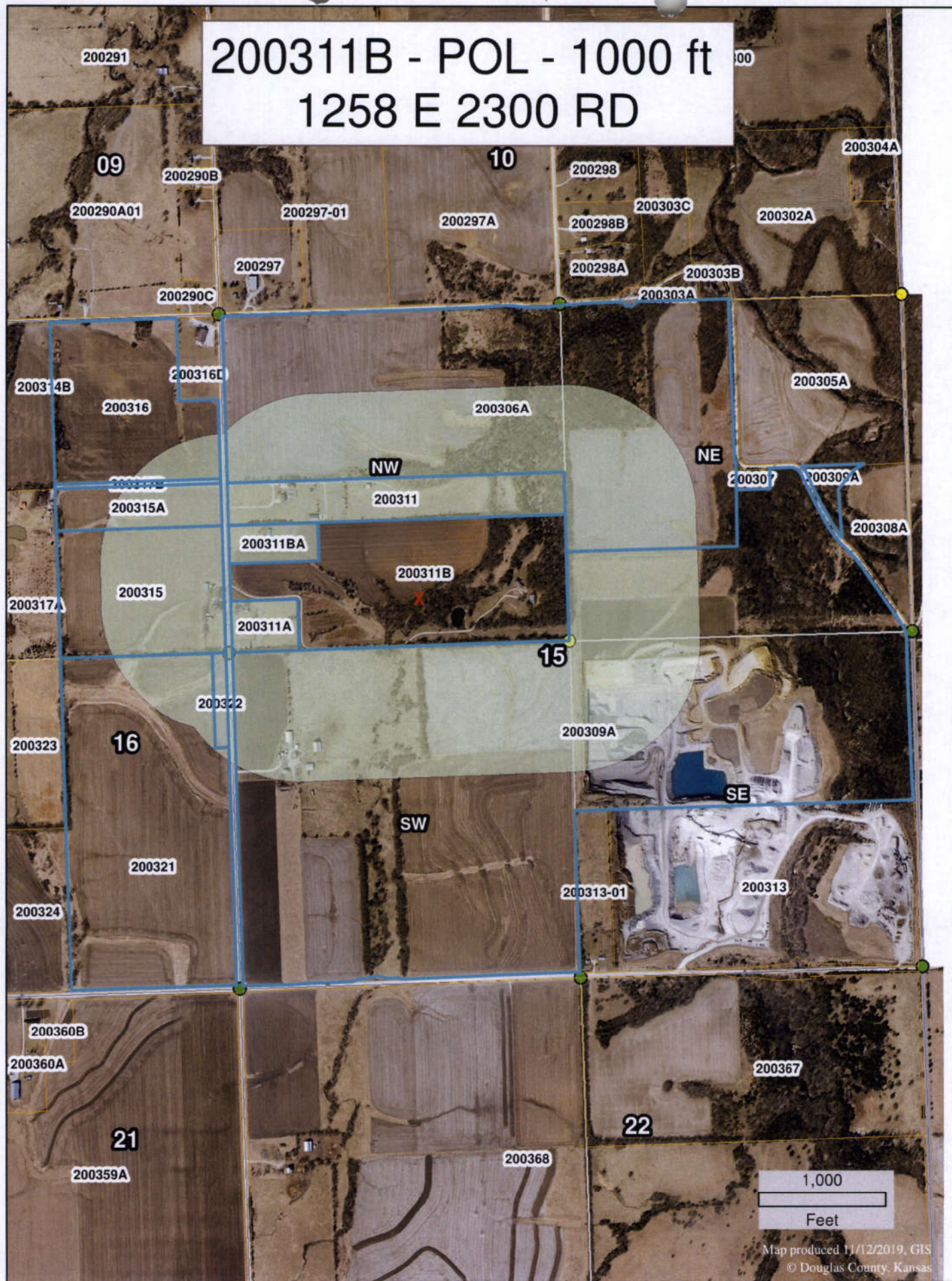
Plate Nbr	200311BA	Pin Nbr	095-15-0-00-00-004.03-0	Situs Address	1266 E 2300 RD	Tax Unit	606
Owner1	SHELTON ALVIS W	Address	PO BOX 449			School District	491
Owner2	SHELTON HENRIETTA D	City	EUDORA			Deed Book	0540
Owner3		State	KS	Zip	66025	Deed Page	0836
Legal	5.01A 15-13-21 COM AT NW COR OF S 1/2 NW 1/4 TH S01DEG03'43"W 332 FT TO PT BEG, SD PT BEING ON W LINE NW 1/4; TH S89DEG01'15"E 727.33 FT, SD PT BEING ON SLINE OF N 332 FT OF S 1/2 NW 1/4; TH S01DEG03'43"W 300 FT TH N89DEG01'15"W 727.33 FT, SD PT BEING ON W LINE NW 1/4; TH N01DEG03'43"E 300 FT TO PT BEG (DIV 1995 200311B)						

Plate Nbr	200315	Pin Nbr	095-16-0-00-00-016.00-0	Situs Address	1257 E 2300 RD	Tax Unit	606
Owner1	ROWLAND CAREN E	Address	1257 E 2300 RD			School District	491
Owner2		City	EUDORA			Deed Book	0377
Owner3		State	KS	Zip	66025	Deed Page	0853
Legal	30A 16-13-21 SE 1/4 NE 1/4, LESS 10A D 530/71 D 530/71 (DIV 1995 200315)						

Plate Nbr	200315A	Pin Nbr	095-16-0-00-00-016.01-0	Situs Address		Tax Unit	606
Owner1	PRUDDEN STEPHEN M	Address	PO BOX 555			School District	491
Owner2	PRUDDEN PAMELA S	City	EUDORA			Deed Book	1140
Owner3		State	KS	Zip	66025	Deed Page	1918
Legal	10A 16-13-21 N 1/2 N 1/2 SE 1/4 NE 1/4 (DIV 1995 200315)						

Plate Nbr	200316	Pin Nbr	095-16-0-00-00-002.00-0	Situs Address	Tax Unit	606
Owner1	RHOADES CHARLES E TRUST	Address	6505 SAGAMORE RD		School District	491
Owner2		City	MISSION HILLS		Deed Book	1100
Owner3		State	KS	Zip 66208	Deed Page	90
Legal	33.87A 16-13-21 NE 1/4 NE 1/4, LESS S 35 FT THEREOF; AND LESS TR DESC AS: BEG AT NE COR NE 1/4 SD SEC; TH W ALONG N LINE SD SEC 333.06 FT, TH S 662.54 FT, TH E 333.06 FT, TH N 662.54 FT TO PT OF BEG					
Plate Nbr	200317B	Pin Nbr	095-16-0-00-00-018.00-0	Situs Address	Tax Unit	606
Owner1	WALLACE JEFFERY D	Address	PO BOX 3722		School District	491
Owner2		City	LAWRENCE		Deed Book	1018
Owner3		State	KS	Zip 66046	Deed Page	997
Legal	1.07A 16-13-21 S 35 FT OF NE 1/4 NE 1/4					
Plate Nbr	200321	Pin Nbr	095-16-0-00-00-014.00-0	Situs Address	Tax Unit	606
Owner1	STOUSE BERNICE A	Address	6014 CAENEN ST		School District	491
Owner2	STOUSE LAWRENCE D	City	SHAWNEE		Deed Book	0759
Owner3		State	KS	Zip 66216	Deed Page	1575
Legal	77.75A 16-13-21 E 1/2 SE 1/4, LESS 2.25A TO HARRIS					
Plate Nbr	200322	Pin Nbr	095-16-0-00-00-015.00-0	Situs Address	Tax Unit	606
Owner1	NEIS KATHERINE L	Address	512 BIRCH ST		School District	491
Owner2		City	EUDORA		Deed Book	0383
Owner3		State	KS	Zip 66025	Deed Page	1931
Legal	2.25A 16-13-21 N 2.25A OF E 4A OF NE 1/4 SE 1/4					

200311B - POL - 1000 ft
1258 E 2300 RD



Grant Martin, Chair
Eudora Planning Commission
4 East Seventh Street
Eudora, Kansas 66025

January 8, 2020

Caitlyn Dolar, Administrative Assistant
City of Lawrence, Planning & Development Services
1 Riverfront Plaza, STE 320
Lawrence, Kansas 66044

RE: CUP-19-00568: – Conditional Use Permit Application (Douglas County) for Hamm Eudora Quarry, located at 1258 E 2300 Rd. within 3-miles of the City of Eudora.

Dear Ms. Dolar:

I am writing this letter to you regarding the aforementioned application as the Chair of the City of Eudora Planning Commission. The Eudora Planning Commission appreciates the efforts expended by Douglas County to include the Eudora community in land use decisions. We would ask you to accept and utilize the following information and convey it to the Lawrence – Douglas County Planning Commission for consideration at their January 22, 2020 meeting.

On January 8, 2020, the Eudora Planning Commission met, considered the application and decided to forward the following comments to the Lawrence – Douglas County Planning Commission for consideration. The following outlines the comments of the City of Eudora Planning Commission:

1. That the applicant meet and/or exceed the operational and performance requirements outlined in the application materials as a condition of the CUP.
2. That no increase in intensity or expansion of daily operations and volume of material extracted from the entire quarry site or change to the traffic ingress/egress will occur.
3. That the applicant provide sufficient details regarding the restoration of the property or conditions be added by the County to ensure that such restoration be completed in a timely fashion after termination of the permit or closing of the quarry to the satisfaction of applicable Federal, State and local requirements.

Thank you again for providing us this opportunity to provide meaningful input on this application and considering our comments.

Sincerely,

Grant Martin, Chair
City of Eudora Planning Commission



TO: City of Eudora Planning Commission
FROM: Dave Knopick, AICP - Planning Consultant for the City of Eudora
SUBJECT: Comprehensive Plan Update – Draft Existing Conditions Report
MEETING: January 8, 2020

Over the past few months the comprehensive plan project team has been working to develop the attached draft Existing Conditions Report. The material in the draft report will serve to inform the upcoming public involvement activities and also be incorporated into the comprehensive plan document.

The content of the draft report provides an overview of Eudora's past and present, as well as planning implications gleaned from the information which will be taken into consideration as the comprehensive plan is developed. At this time Planning Commission members are being asked to review the draft report and provide the project team with comments related to the content as we prepare for the next steps in the planning process.

As noted above, the next steps in the process will involve a number of public involvement activities. The focus of the public involvement activities – community survey, town hall meeting, focus group sessions - will be to solicit community input related to issues, assets and initial thoughts on future visions / goals. Thus, the content of this document will be made available to the community and participants in these activities.

An overview presentation intended to familiarize you with the report will be provided at the Planning Commission meeting. In preparation for that presentation and the ensuing discussion please take a few minutes to review the attached draft report prior to the Planning Commission meeting. Thank you.

If you have any questions regarding the project please do not hesitate to contact Leslie Herring, Assistant City Manager, (785) 690-7123 or lherring@cityofeudoraks.gov.



EUDORA

KANSAS

a place to grow

COMPREHENSIVE PLAN EXISTING CONDITIONS REPORT

Draft: November 2019
Prepared for: City of Eudora, KS
Prepared by: dPlanit

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1.1 Comprehensive Plan Overview

A comprehensive plan is a policy document designed to serve as the city's blueprint for future decisions regarding land use, growth, public services and infrastructure. Kansas state law (K.S.A. 12-746 and 12-747) provides guidance on the elements of a Comprehensive Plan and city approval and adoption processes.

The Comprehensive Plan covers a wide range of social, economic, infrastructure, and natural resource factors, including topics such as land use, housing, transportation, utilities, public services, recreation, and agriculture, among others. The Comprehensive Plan is a long-range planning document that provides guidance on reaching a goal envisioned 20 or more years in the future (this Comprehensive Plan Update will look at a planning horizon to the year 2040). To reach this envisioned future, the Comprehensive Plan will include policies and actions that address both immediate and long-term needs.

There are two primary documents within the City of Eudora Comprehensive Plan Update:

- ▶ **Existing Conditions Report.** This document provides a description and assessment of the city's existing conditions, as of 2019, within the City of Eudora and the City's Planning Area. The Existing Conditions Report is designed to summarize the existing conditions of Eudora in a concise and graphic format. Each topic includes summary text and facts capturing important highlights which are complemented by the use of maps, tables, graphs, and photos. Several issues are explored including population, building trends, land use, and the environment.
- ▶ **Comprehensive Plan.** Utilizing key themes and planning implications from the Existing Conditions Report, the Comprehensive Plan document contains the goals and policies that guide future decisions in Eudora and identifies implementation measures that are used to execute the goals and policies.

The Existing Conditions Report includes five chapters:

- ▶ **Historical Context**
- ▶ **Physical Context**
- ▶ **Demographic / Economic Context**
- ▶ **Facility / Service Context**
- ▶ **Key Planning Implications**

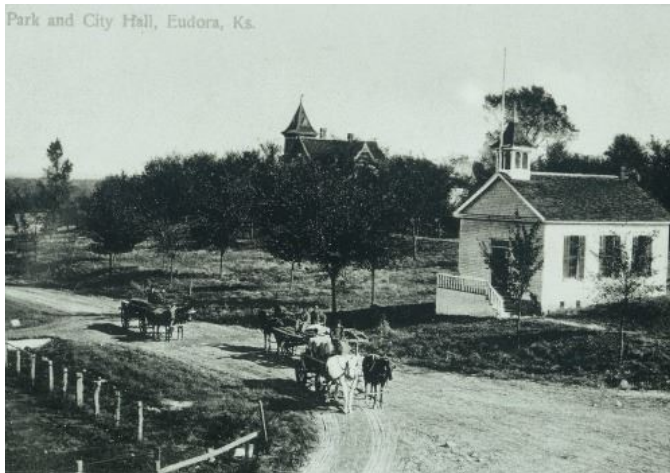
1.2 A History of Resiliency

The City of Eudora has a long history of diversity and community, that came with all the promises and fears of westward expansion in the mid-19th Century.

Historical records of the Eudora area date hundreds if not thousands of years. The history of the Eudora area predates American settlement with various Native American tribes (notably the Kansas and the Kaw) claiming the area for thousands of years. The Kaw lived along the rivers of this region until they were forcibly removed in the 1820s by the American government to make room for the Shawnee Indian tribe. The Shawnees occupied the area until 1854 when the American government again forcibly removed Native American tribes from this region.

A summarized history of the first century following settlement, is provided in **Figure 1-1**.

Between 1843 and the 1870s the Oregon Trail and Santa Fe Trail passed through the Eudora area. In 1857 the Chicago Settlement Company purchased 774.5 acres from Shawnee Chief Paschal Fish for the future development of a German immigrant community. The Germans named the community after Chief Fish's daughter, Eudora. Under Territorial laws, Eudora was incorporated as a city on February 8, 1859. The first public buildings, the Town Hall and schoolhouse, were built in 1860.



Town Hall and Park.

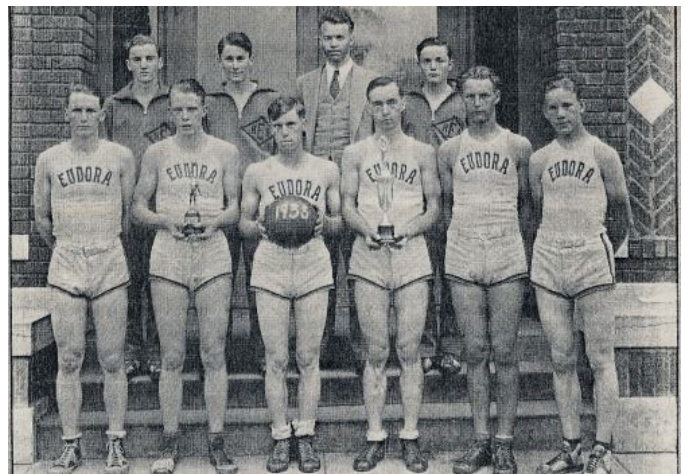
Source: Eudora Area Historical Society



Eudora's first public building (circa 1860).

Source: Eudora Area Historical Society

Eudora witnessed significant conflict during the Bleeding Kansas Era and the Civil War. Despite the racial tensions of the period, Eudora and its surrounding area were always known as a diverse community. Historical records from the Eudora Centennial Magazine noted this diversity including a population of English, German, Irish, Jewish, and Quaker settlers, as well as African Americans who were freed by the Emancipation Proclamation.



Athletic Teams. Source: Eudora Area Historical Society

The resiliency of this settlement community has been noted in many historical records which document active planning efforts on the part of the community. These include requiring private improvements based upon land uses (in 1859 fencing was required on agricultural lots), planning for large capital investments (Wakarusa bridge was planned and constructed in 1859 and 1860), and planning for railroad expansion (grading began in 1869 and construction was complete by 1872). The growth of the city was later supported by the forming of Eudora Municipal Telephone Company in 1902 and the electrical utility in 1917. With the growing popularity of the automobile, the first street paving project occurred in 1936. The Kansas 10 highway (K-10) was originally designated as a state highway in 1929 and began the process of upgrading to a freeway in 1974.

Common amongst many settler states, communities often formed vigilante organizations for mutual protection. In 1901 the Central Protective Agency (C.P.A.) Lodge No. 191 was formed to protect against horse thievery and other property protections. While the mutual protection mission of the organization may not be necessary today, the C.P.A. remains a strong community organization, most notably known for the annual C.P.A. picnic.



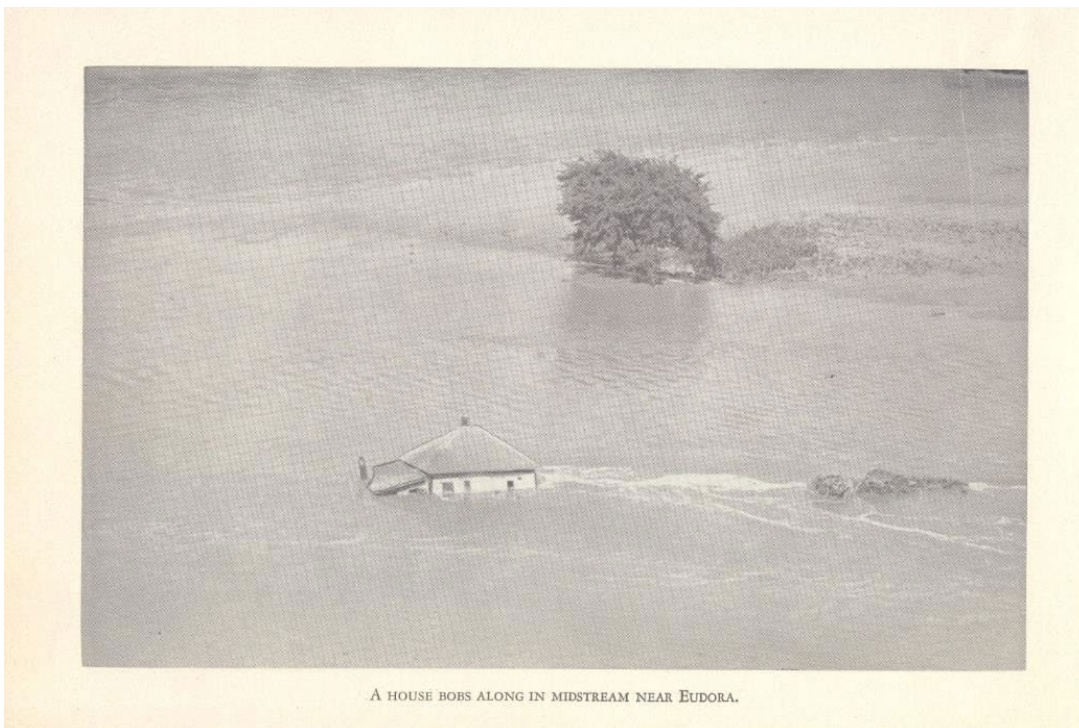
Evidence of Electrical and Railroad Infrastructure. Source: Eudora Area Historical Society

Eudora's largest period of growth was during World War II. In 1942, the Sunflower Ordnance Works project commenced. Later named the Sunflower Army Ammunition Plant, the sprawling 14-square-mile Sunflower complex was the world's largest producer of smokeless gunpowder and propellants for small arms, cannons and rockets. Within the 10,000-acre area the Army built nearly 3,000 buildings and employed about 12,000 people during World War II. After the war, the plant went on standby; however, ammunition production later resumed and continued until 1992. In 1997, the federal government designated the complex as surplus government property and began looking for buyers. To make way for re-use, the Army burned hundreds of buildings in the 1990s and early 2000s and spent approximately \$100 million on site cleanup. It has been estimated that another \$100 million more is needed to fully remediate the area of explosives residues, arsenic, lead and mercury, and other toxins in the soil.



Main Street Before and After. Source: Eudora Area Historical Society.

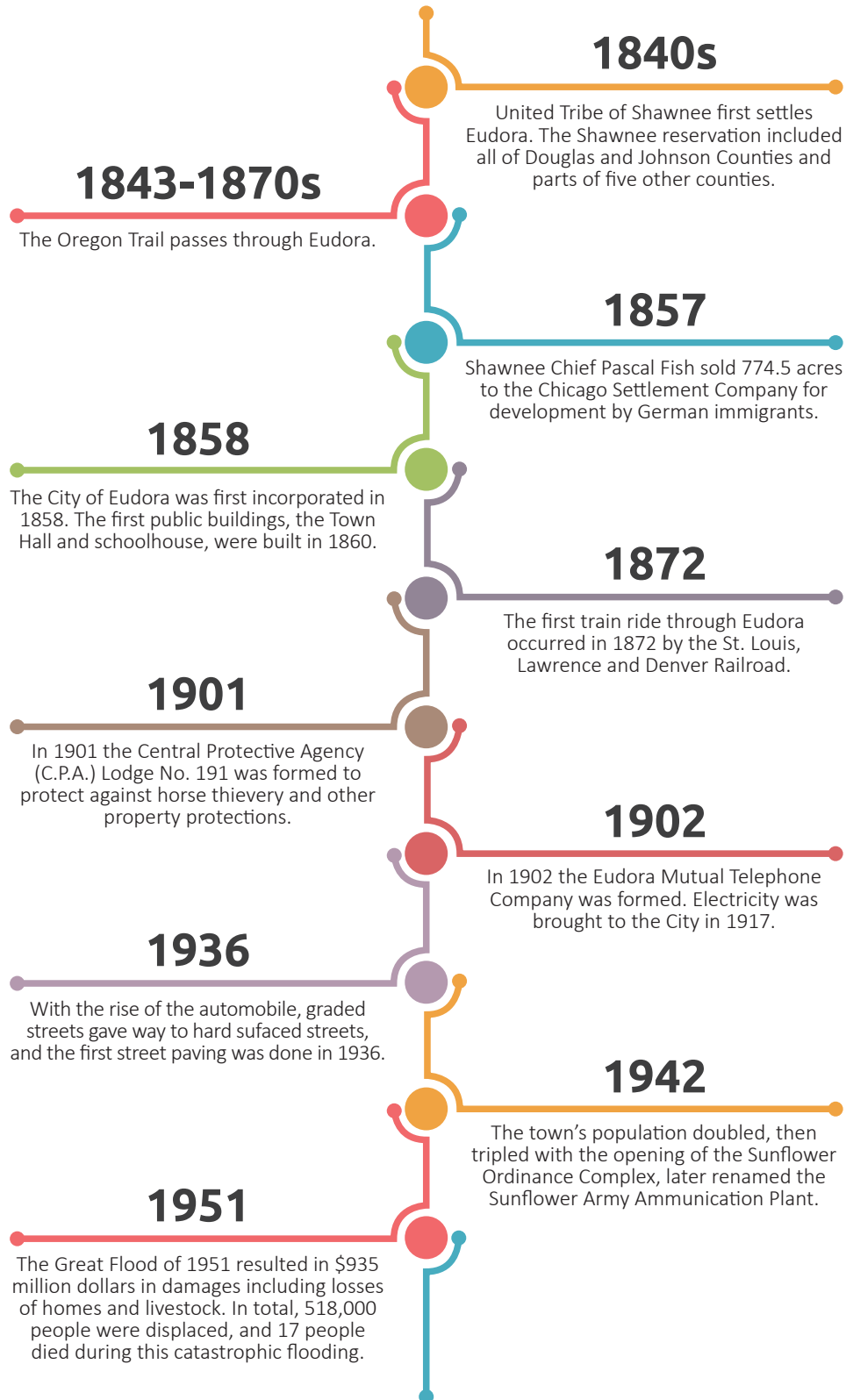
Another story of resiliency is the Eudora community's recovery after devastating flooding events. Due to its close proximity to the Kansas and Wakarusa Rivers, the Eudora area flooded in 1826, 1827, 1844, 1876, 1881, 1888, 1892, 1903, 1908, 1935, 1951, and 1993. Of all these flooding incidents, none were as devastating as the "Great Flood of 1951". In the 1951 flood the river reached 30 feet high and not only impacted Eudora but also large parts of eastern Kansas and western Missouri. The Great Flood of 1951 resulted in \$935 million dollars in damages including losses of homes and livestock. In total, 518,000 people were displaced, and 17 people died during this catastrophic flooding. After the Great Flood of 1951 significant investments were made throughout the area including dozens of dams and lakes along the river to reduce the instances and severity of flooding today. After each flooding event, the Eudora community endured and recovered.



A HOUSE BOBS ALONG IN MIDSTREAM NEAR EUDORA.

A house bobs along in midstream near Eudora. Source: Humanities Kansas

Figure 1-1: Early History of Eudora



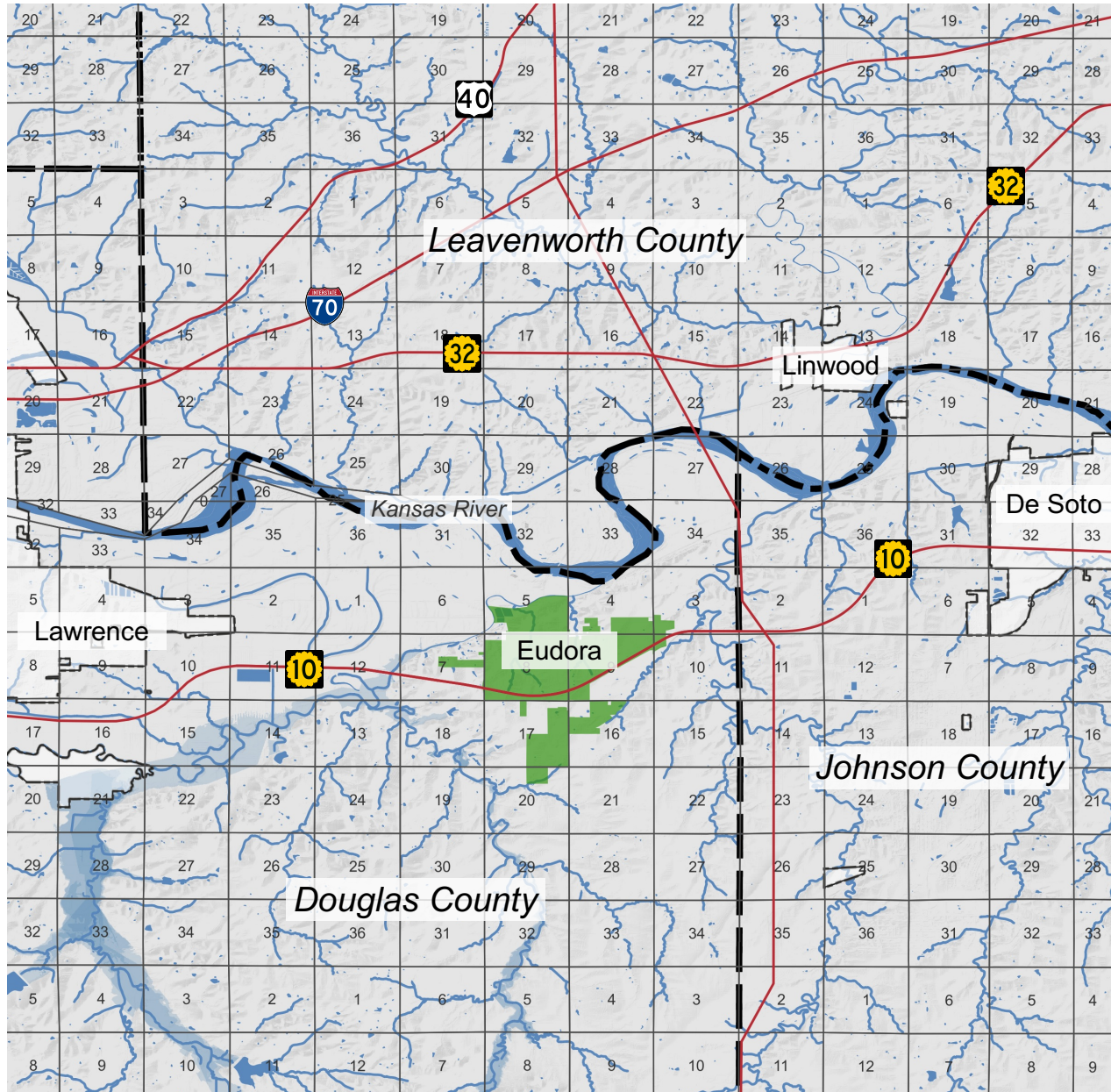


2.1 Planning Area

Regional Vicinity

Located in eastern Douglas County Kansas, Eudora is conveniently located 10 miles east of Lawrence, between Lawrence and the Kansas City metropolitan area. Regional access to and from Eudora is provided by Kansas 10 highway (K-10), which runs east-west through Eudora. The older parts of Eudora are nestled between K-10 and the Kansas River which is located at the northern extents of the city limits.

Eudora is a member of the Lawrence-Douglas County Metropolitan Planning Organization (MPO). As a member of the MPO, Eudora has steadily increased its role in the region including being involved in several regional planning efforts that have identified investments in the Eudora planning area. Eudora's location in proximity to the Lawrence and Kansas City metropolitan areas is displayed in **Figure 2-1**.



Legend

- | | |
|--|---|
| — Highway | County |
| Eudora | Hydrology |
| Section Lines | Wakarusa Breach Area |

Figure 2-1 | Regional Vicinity

Planning Area Limits

The planning area for the Eudora Comprehensive Plan comprises the Eudora city limits and the Eudora planning area. The Planning Area includes the city limits and extends beyond the city boundary to cover a larger area of influence where the City has planning jurisdiction. The City currently exercises limited extraterritorial zoning and subdivision regulation control over the areas outside of the city limits in the unincorporated area of Douglas County. This control is manifested in joint resolutions passed by the City and County, requiring joint City/County review of all development proposals within three miles of the Eudora city limits. Both jurisdictions have adopted joint subdivision regulations for portions of the designated planning area.

In late 2018, the City Commission directed the Eudora Planning Commission to proceed with creating an interlocal agreement to establish the Eudora Urban Growth Area (UGA). The request has been submitted to the Board of County Commissioners for recognition and designation of the UGA for the purpose of applying the Douglas County Subdivision Regulations. Establishing a UGA accomplishes several planning-related goals, including:

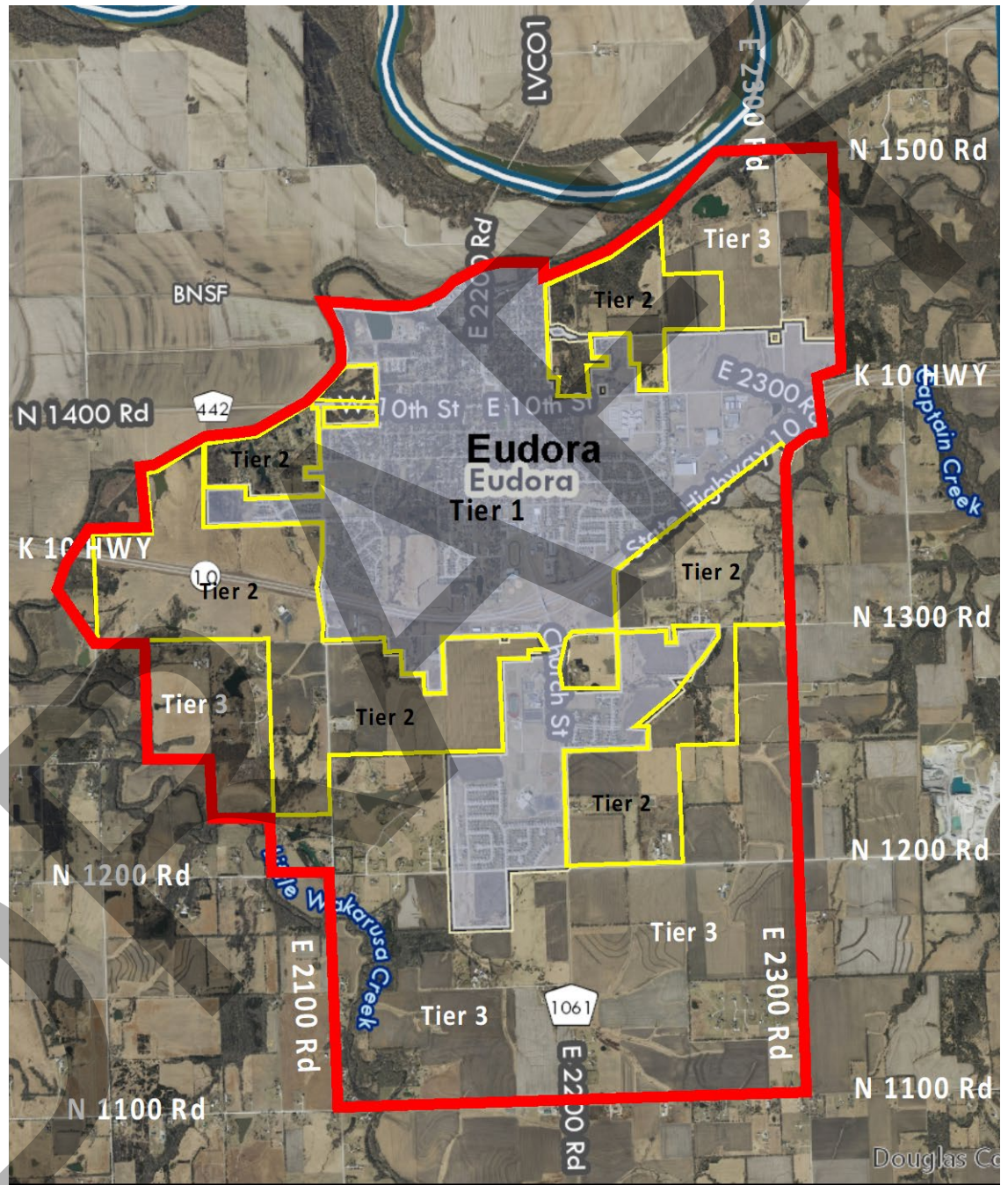
- ▶ Identifying the desired growth direction / location for Eudora so that property owners and developers can make sound investment decisions related to future development expectations;
- ▶ Matching land development density / intensity with the appropriate level of infrastructure and service support;
- ▶ Encouraging logical and cost-effective public infrastructure system expansion (e.g. roads, utilities, public services, etc.); and
- ▶ Coordinating land use, growth and development decision-making between the City of Eudora and Douglas County.

Provided in **Table 2-1** is the tier system within the UGA which is based on the current infrastructure / utility availability or future provision of infrastructure and utilities in an efficient and cost-effective manner. **Figure 2-2** illustrates the UGA and the planning Tiers.

Table 2-1: Urban Growth Area Planning Tiers

Tier	Characteristics
Tier 1	<ul style="list-style-type: none"> • Tier 1 land is prioritized for development at any time. • Area within Eudora City Limits or islands of unincorporated area surrounded by the City • Readily serviceable with utilities (water, sewer, stormwater) with minor system enhancements • Serviceable by fire with current infrastructure • Develop to suburban and urban standards per adopted plans and policies
Tier 2	<ul style="list-style-type: none"> • Tier 2 land shall be annexed when the need to accommodate demand is established. • Within the UGA, adjacent to or near existing City Limits requiring annexation or annexation agreement and acceptance of future benefit district implementation (as needed) • Readily serviceable with utilities with minor system enhancements necessary for development • Readily serviceable by fire with current infrastructure and/or minor adjustments • Develop to suburban and urban standards per adopted plans and policies
Tier 3	<ul style="list-style-type: none"> • Tier 3 land that is not designated to be annexed within the 20-year planning horizon of this Comprehensive Plan. • Develop to rural standards (20-acre parcels or larger) while planning for future urban growth at a point beyond the time horizon of the comprehensive plan • Major utility system enhancements, expansions, extensions necessary for development (e.g. treatment plant, water tower, major distribution or collection line) • Requires investment in fire infrastructure and personnel

Figure 2-2: Urban Growth Area and Planning Tiers



City of Eudora Future Growth Policy Map

Tier 1

Tier 2

Tier 3

UPDATE City of Eudora, Kansas 11/05/19

Related Plans and Studies

The built environment of the City of Eudora has been studied in several previous planning efforts. In some instances, Eudora was a direct focus of the planning effort, and in other instances Eudora may have been a component of a larger, regional study. Findings from these studies are valuable to this Comprehensive Plan Update as they have contributed to the development present today and a vision for the future. Furthermore, reviewing previous plans and studies ensures the existing conditions assessment is consistent with past efforts and their decision-making processes. When modifications to previous recommendations are justified, they are documented as part of this Comprehensive Plan Update effort. Provided in **Table 2-2** is a summary of the key plans and studies with relevance to the Comprehensive Plan Update. Publishing agencies include the City of Eudora, Douglas County, and the Lawrence-Douglas County Metropolitan Planning Organization.

Table 2-2: Related Plans and Studies

Publishing Agency	Title	Publishing Date
City of Eudora	Comprehensive Plan	2003
	Economic Development Plan	2010
	Parks and Recreation Master Plan	2012
	Report on Electric Cost of Service and Rate Design	2017
	Fire and EMS Department Strategic Plan	2018
	Drinking Water System Preliminary Engineering Report	2019
	Capital Improvements Plan	2019-2023
	Wastewater Treatment and Collection System Facility Plan	2019
	[Electric] Distribution System Study	2019
	Storm Sewer System Study	2021
Douglas County / Lawrence-Douglas County Metropolitan Planning Organization	Eudora Sidewalk Inventory Memo	2014
	Transportation 2040	2018
	Plan 2040 Comprehensive Plan	2019

2.2 Natural Environment

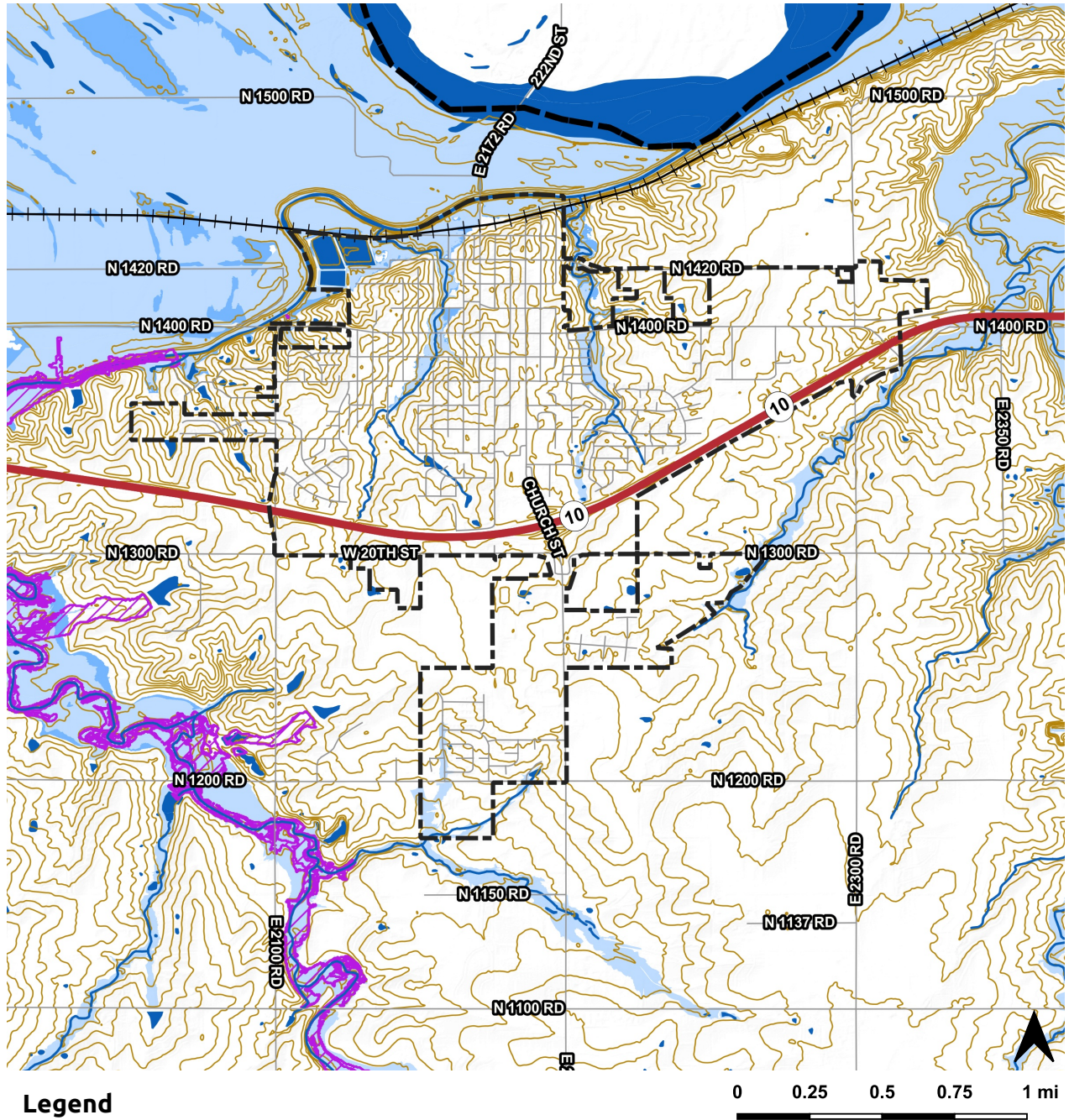
Fertile soils, moderate terrain, and access to fresh clean water is what drew immigrants to Kansas when Eudora was first settled. The same holds true today. Provided herein are descriptions of the natural features of the Eudora planning area.

Soils and Topography

Eudora is sited on a terrain of gently rolling slopes. Most slopes have a grade of less than 6%, though some drainage areas have slopes exceeding 6%. **Figure 2-3** includes 10-foot contour lines. The more concentrated the contour lines the steeper the slope. As can be seen in the figure, areas to the west and east of the city limits include moderate to steep slopes. As documented in the 2003 Comprehensive Plan, soils within the Eudora planning area provide some limitations to existing and future development. The 2003 plan noted soils with limitations for septic systems and residential and non-residential building as defined by the USDA Soil Conservation Service 1976 Soil Survey of Douglas County (compiled in 1976, issued in 1977). The soil limitations were documented in four categories: floods and wetness, severe shrink-swell and slow percolation, shallow depth to rock, and stony. Soils in these categories may include a variety of soil types, but in each case the soils were identified as having moderate to severe limitations to shallow excavations, development of dwellings (with and without basements) and small commercial buildings, or sanitary facilities. Per the Soil Survey, moderate limitations are defined as soil properties and site features that are unfavorable, but which may be overcome with specific design and planning. Severe limitations are defined as soil properties or site features that are so unfavorable or difficult to overcome that a major increase in construction effort, special design, or intensive maintenance is required. Some soils rated as severe may be considered cost prohibitive to development.

Hydrological Features

The City of Eudora is located south of the Kansas or Kaw River and Wakarusa River. The Eudora planning area is contained in three watersheds of the Wakarusa River, including: Eastern Tributary, Middle Tributary, and Western Tributary. Although the area is relatively flat and creates few development limitations, scattered floodplains exist along the tributaries of the Wakarusa River, particularly the Middle Tributary. In addition, the many creeks and streams that feed these tributaries create obstacles to efficient development and opportunities for creative development solutions. **Figure 2-3** illustrates the approximate location of the existing streams, rivers and other hydrological features, as well as the boundaries of the 100- and 500-year floodplain. A substantial portion of the lands located north of the Wakarusa River are in the floodplain and are subject to periodic flooding. These areas are considered undesirable for development. Both Douglas County and Eudora are part of the regular program of flood insurance as operated by the Federal Emergency Management Agency (FEMA). Because the 100-year floodplain is defined as the area having a one percent chance of flooding in any given year, appropriate development controls have been implemented to protect the public health, safety and welfare of the community. In addition, floods larger than the 100-year flood do occur and the City will continue to exercise care in evaluating new development which could aggravate or create flood problems in the planning area.



Legend

	Hydrology		10 Foot Contour		City Limits
	Wakarusa Breach Area		Highway		County
	100 Year Floodplain		Road		Railroad
	500 Year Floodplain				



Figure 2-3 | Natural Features

2.3 Built Environment

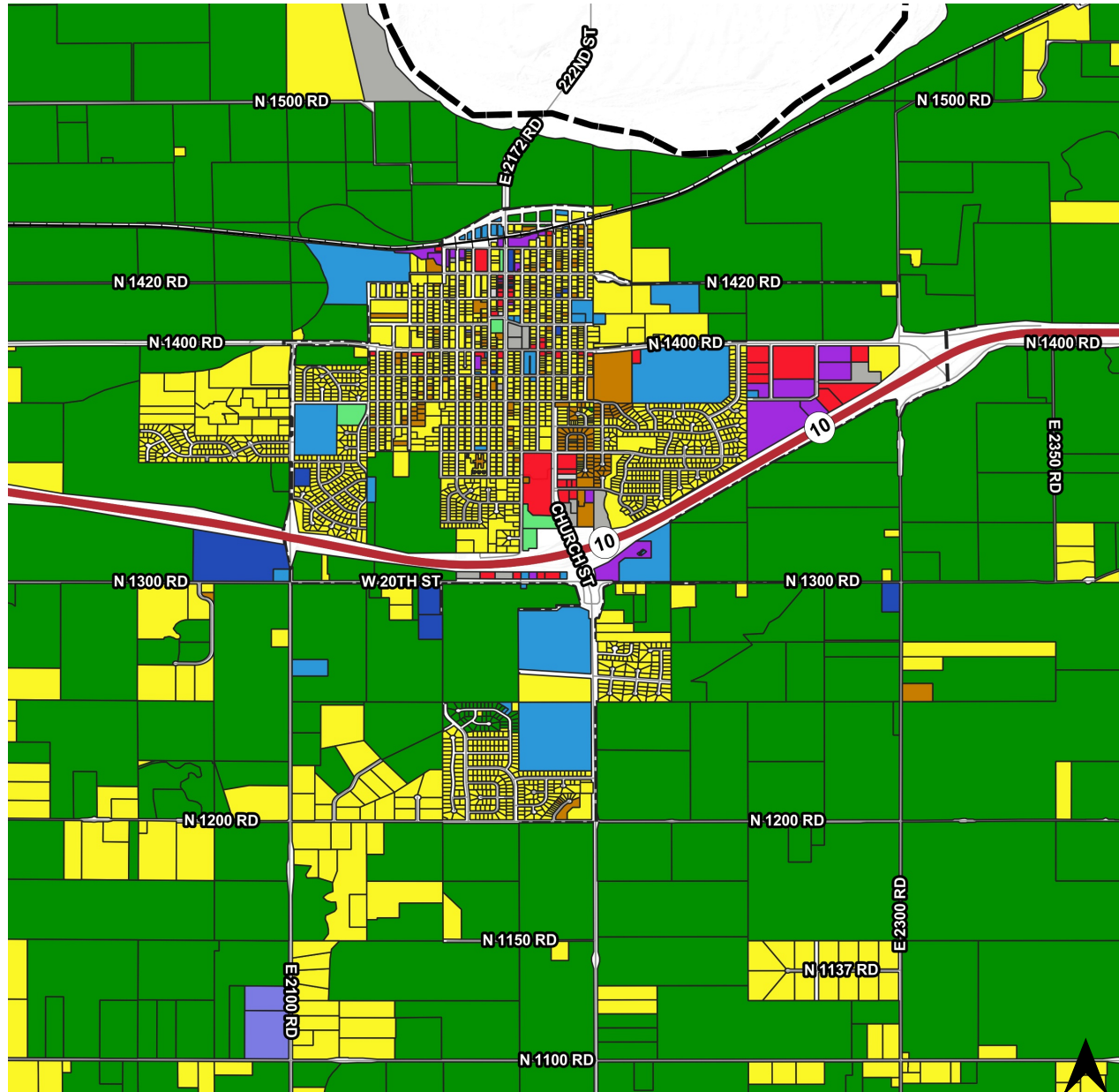
The Built Environment of Eudora consists of a series of properties that are governed through land use policies and zoning regulations. The property sizes vary considerably as well as the context of the areas they are located in and the transportation system that provides access to and from the property. This section includes descriptions of the existing land use, zoning, parcel sizes, and transportation system.

Existing Land Use and Zoning

Existing Land Use and Zoning are often synonymous in the Eudora Planning Area. This is because the City and County have consistently tied land use and zoning decisions to one another. The Zoning Code of the City of Eudora sets forth the zoning districts and regulations for all properties within the city limits. Additionally, the Subdivision Regulations are used to regulate development both within the city limits and within the unincorporated Eudora Planning Area.

The predominant land use and zoning within the city limits is that of low-density residential. The zoning pattern is varied primarily in the historic core of the community where a mix of higher-density residential, non-residential, public and semi-public zoning is concentrated in and around the downtown. Higher-intensity zoning also exists in clusters around the two interchanges with K-10 Highway.

Within the unincorporated planning area, land is predominantly zoned for rural residential and agricultural uses. The Agricultural zoning district allows for a full range of agricultural activities. The Suburban Home zoning district provides for single-family residential development of a suburban character, with limited public and semi-public facilities, and related accessory uses. Low-density suburban development typically poses a threat to future expansion of development and provision of infrastructure services. This is particularly important as it relates to the City's ability to continue to grow along the K-10 Highway corridor. **Figure 2-4** displays the existing land use in the Eudora Planning Area and **Figure 2-5** displays the zoning districts within the Eudora Planning Area.



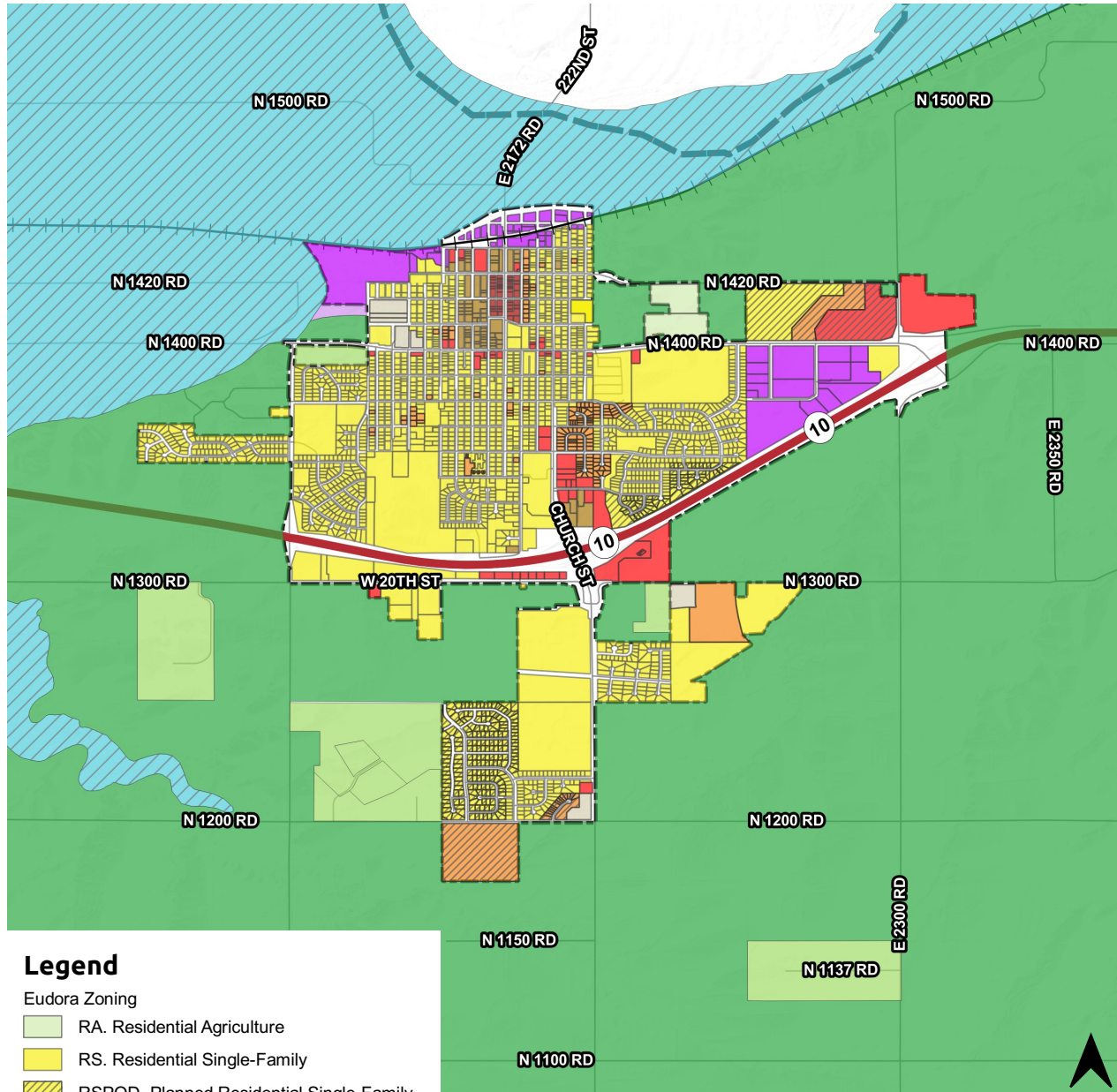
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Highway	Existing Land Use: Single-family Residential	Transportation
Road	Multi-family/Mobile Homes	Gathering/Assembly
Railroad	Commercial	Leisure
County	Industrial	Natural Resources
City Limits	Institutional	Vacant/Unclassified

0 0.25 0.5 0.75 1 mi



Figure 2-4 | Existing Land Use



Legend

Eudora Zoning

- RA. Residential Agriculture
- RS. Residential Single-Family
- RSPOD. Planned Residential Single-Family
- RT. Residential Two-Family or Duplex
- RTPOD. Planned Residential Two-Family
- RM. Residential Multifamily
- RE. Residential Elderly Housing
- DC. Downtown Commercial
- C. Commercial
- CPOD. Planned Commercial
- I. Industrial

Douglas County Zoning

- A. Agricultural
- A-1. Suburban Home Residential
- I-2. Light Industrial
- V-C. Valley Channel

Highway

- Road
- Railroad
- County Limits
- City Limits

Figure 2-5 | Existing Zoning

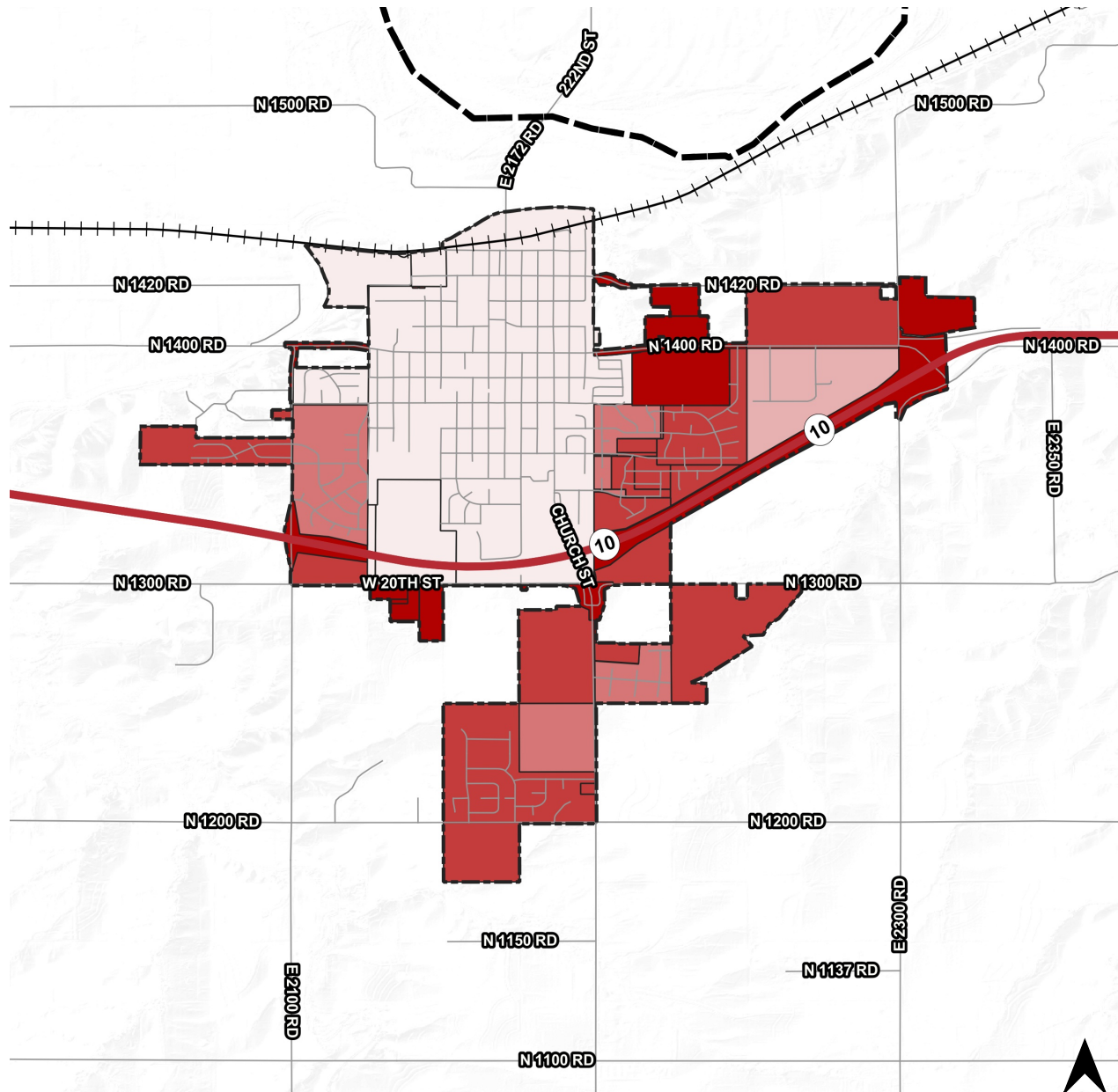
Historical Annexation and Parcel Acreage

Parcel size provides an indicator of future development potential. Generally, the smaller the parcel the less likely that redevelopment is a potential. Small lots indicate a high probability that parcels would have to be assembled from multiple owners, and that existing development and site improvement could hinder redevelopment. However, small residential lots and their corresponding density are indicators of the likelihood that urban services could be provided cost effectively.

In the 1990s, Eudora experienced growth in the fringe areas of the city. This development was predominantly suburban in character with an average parcel size under $\frac{1}{4}$ acre. Growth in the unincorporated areas surrounding Eudora was generally rural in nature, with the predominant lot size ranging from two to 20 acres. As opposed to agricultural parcels of 40 acres or more, parcels in the two- to 20-acre range can provide limitations to future provision of urban services. These limitations often stem from opposition to urban development and the limited ability to redevelop in order to make provision of urban services feasible and cost effective. Although much of the land within the planning area is 40 acres or greater and provides ample opportunity for future urban expansion, the City should be aware of the impact of rural residential development within the City's planning area. In order to minimize future limitations to cost-effective provision of urban services, and future hardship on rural residential property owners, the City should work closely with rural property owners and Douglas County staff and officials to ensure that proposed rural development and infrastructure services provided is adequately considered. This is particularly important in accommodating future development and improvements planned for Eudora and the surrounding growth areas. **Figure 2-6** illustrates the history of annexations within the Eudora planning area. **Figure 2-7** illustrates the acreage of parcels within the City and County.

Neighborhoods and Districts

Districts and neighborhoods are areas of a community that have a distinctive character from the remainder of the community. In Eudora, Main Street is perhaps the most notable district. The historic character and charm of Main Street is unique not only in Eudora but in much of the Midwest. Another district in Eudora is the concentration of educational facilities at the Eudora Middle School and Eudora High School. The concentration of these educational facilities at one location creates a campus-like environment. The remainder of Eudora consists of either rural/agricultural development character or residential neighborhoods. The neighborhoods consist of some 111 different subdivision plats. These neighborhoods can be characterized by the period in which they were developed and the community amenities nearby. The "Traditional Neighborhoods" are the residential areas surrounding Main Street. The Traditional Neighborhoods were developed in the form of the traditional street grid providing great connectivity to and through the neighborhood. A grouping of neighborhoods surrounding Abraham Still Park was developed in the 1980s and 1990s; these neighborhoods have easy access to the Abraham Still Park community amenities as well as Eudora Elementary School. Another grouping of neighborhoods surrounding Bluejacket Park was developed in the 1980s and 1990s; these neighborhoods have easy access to the Bluejacket Park community amenities as well as the Eudora Schools West Resource Center.



Legend

	Highway		Annexations
	Road		Before 1978
	Railroad		1978 - 1988
	County		1988 - 1997
	City Limits		1997 - 2007
			After 2007

Figure 2-6 | Historical Annexations

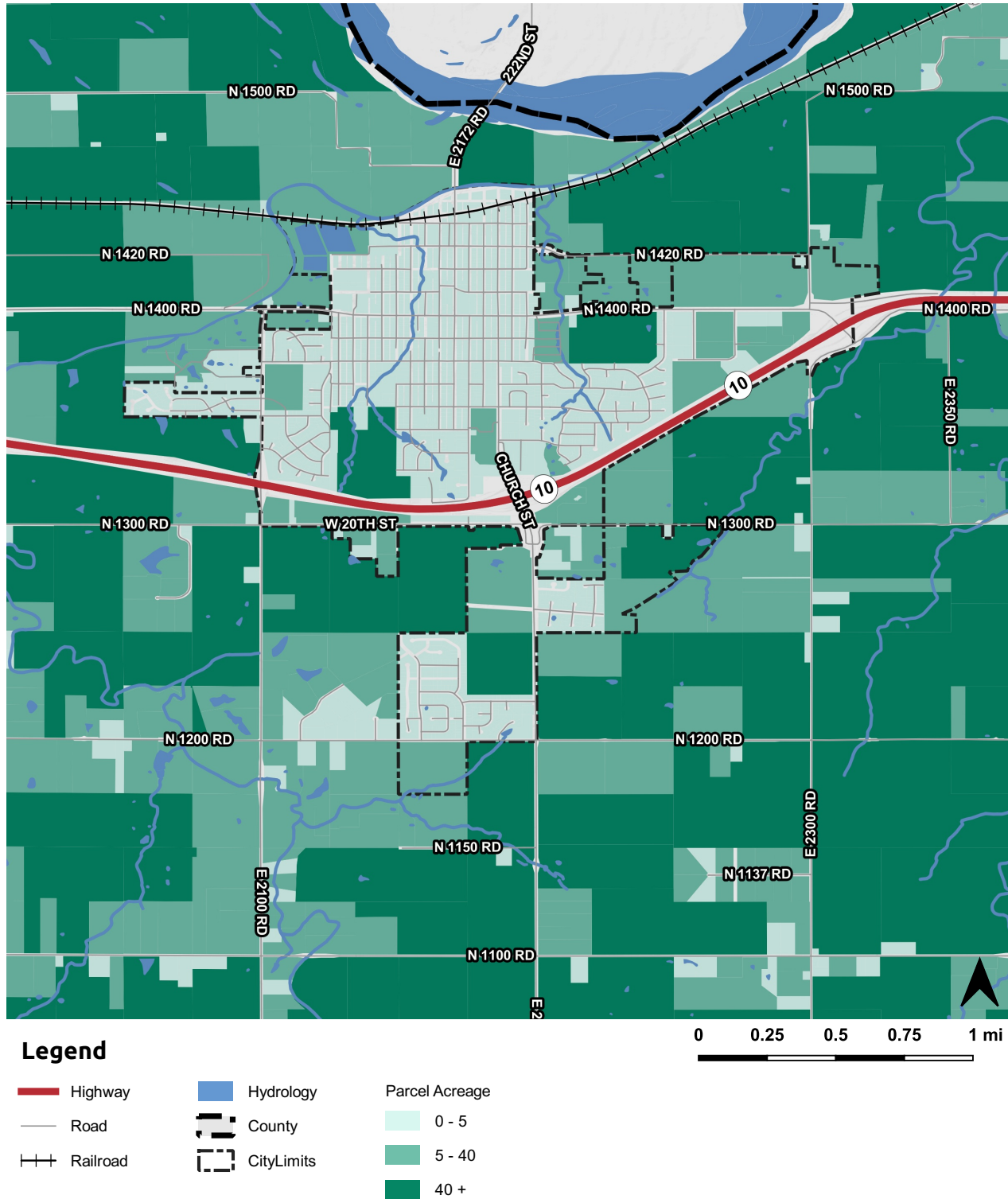


Figure 2-5 | Parcel Acreage

Transportation System

Transportation is an important asset to the community. It provides mobility for residents as well as opportunities for economic development. Modern community transportation systems consist of a network of roads and off-street facilities that accommodate multiple modes of transportation. The modes of transportation presented herein include the Road Network, Bicycle Network, Pedestrian Network, and Transit Services. **Table 2-3** provides a summary of the Eudora transportation network and the transportation network of the Lawrence-Douglas County Metropolitan Planning Organization (MPO).

Table 2-3: Eudora Transportation System Statistics

		City of Eudora	MPO Total
Pedestrian Network	Sidewalk (miles)	17.1	427.9
	Curb Ramps	310	8,798
Road Network	Roadway (miles)	34.5	794.9
	2016 % Good	78%	n/a
	Bridges	10	293
Bicycle Network	Bikes Lanes (miles)	0	15.9
	Bike Lanes with Paved Shoulders (miles)	0	42.6
	Shared Lane Markings (miles)	0	4.9
	Shared Use Paths (miles)	1.4	49.9

Source: Lawrence-Douglas County MPO, 2017

Pedestrian Network

The Pedestrian Network in Eudora currently consists of a network of 17.1 miles of sidewalk and 2 miles of paths. The most recent addition to the pedestrian network is the Eudora South Trail Phase II, a 0.66-mile shared use path. In 2014 the MPO produced a Sidewalk Inventory Memo which identified notable gaps in the pedestrian network. Eudora has missing sidewalks throughout the community. The only locations that have sidewalks are some in the core of town and on one side of the street in the newer curvilinear residential developments. These sidewalk gaps were identified in the MPO's Transportation 2040 Plan and several were identified as high priority projects.

Road Network

Eudora's road network is well connected with the Kansas 10 Highway (K-10) providing the City's connection to the surrounding region including Lawrence and Kansas City. Two primary points of access exist to Eudora from K-10: the interchange with Church Street/County Road 1061; and the interchange with 10th Street/County Road 442. The limited access to K-10 creates increased demand on Church Street/County Road 1061, 10th Street/County Road 442, Winchester Road, Main Street, Elm Street and 12th Street. Portions of these streets are designed to standards

below their current functional operation. As Eudora grows, these streets will need to be improved and new streets with community connectivity will be required.

The original City of Eudora was platted with uniform street locations as part of a “grid” street network pattern. Within a grid pattern each street may provide a variety of functions, such as neighborhood access to residential properties, local access to businesses and public facilities, and regional access within the community. As was typical with many grid systems, almost all streets were initially improved to the same standards as opposed to modern hierarchal systems where the street is improved based on its function and corresponding traffic volumes. Roads are designed for different functions - while they all facilitate the movement of goods and people; they do so in varying degrees. A roadway's purpose ultimately influences a roadway's design and also influences the types of land uses adjacent to the road. A functional classification system is used to identify the difference between roadways and their purposes.

Douglas County's Access Management regulations serve to increase the safety of the traveling public by reducing vehicle conflict points, extending the functional life of roadways, and preserving roadway corridors. The County's Access Management road classifications may differ from the Federal Functional Classification since the County classifications are more locally focused and consider future use of the road corridor in addition to current road use. The access management road classification determines minimum width of required right-of-way, the number and spacing of entrances allowed, and other developmental characteristics. Provided below are descriptions of each County road classification.

- ▶ **Principal Arterial.** Principal Arterials are major roads with a primary mobility function that are designed to move traffic across town, connect neighborhoods, and provide access to major activity centers in the region. These roads carry traffic to, from, and through the region. They are typically viewed as the major roads for the area, have some of the highest traffic volumes, serve longer trip lengths than other surface streets, and carry a high proportion of the area's traffic on a small percent of the road mileage. Principal Arterials in the Eudora planning area include E 2200 Road/Church Street.
- ▶ **Minor Arterial.** Minor Arterial roads have a primary mobility function that are designed to connect to and supplement the principal arterials while providing connections between neighborhoods and connections to some major activity centers. These roads may place more emphasis on land access than principal arterials. They may serve smaller cities and population centers not served by principal arterials. Minor Arterials in the Eudora planning area include CR-442/Old K-10/10th Street and Main Street.
- ▶ **Major Collector.** Major Collector roads have a relative balance between mobility and property access functions, bring traffic to higher class roads, connect to smaller activity centers, and serve important travel corridors in the region which are not served by higher class roads. There are no Major Collectors in the Eudora planning area.

- ▶ **Minor Collector.** Minor Collector roads have a balance between mobility and property access functions, supplement major collectors, bring traffic to higher class roads, and may provide connections to small local activity centers. Minor Collectors in the Eudora planning area include E 2100 Road, E 2300 Road, T 12 S, N 1300 Road, N 1200 Road, N 1100 Road, and 12th Street.
- ▶ **Local.** Local roads are public roadways that have a primary purpose of property access or are not classified by the metropolitan planning organization. They provide the lowest level of mobility and are designed for short trips leading to nearby destinations in the same neighborhood or provide a connection from land uses to a higher-class road. Longer through trips along these roads should be discouraged. The remaining public roads within the Eudora planning area are classified as Local roads.

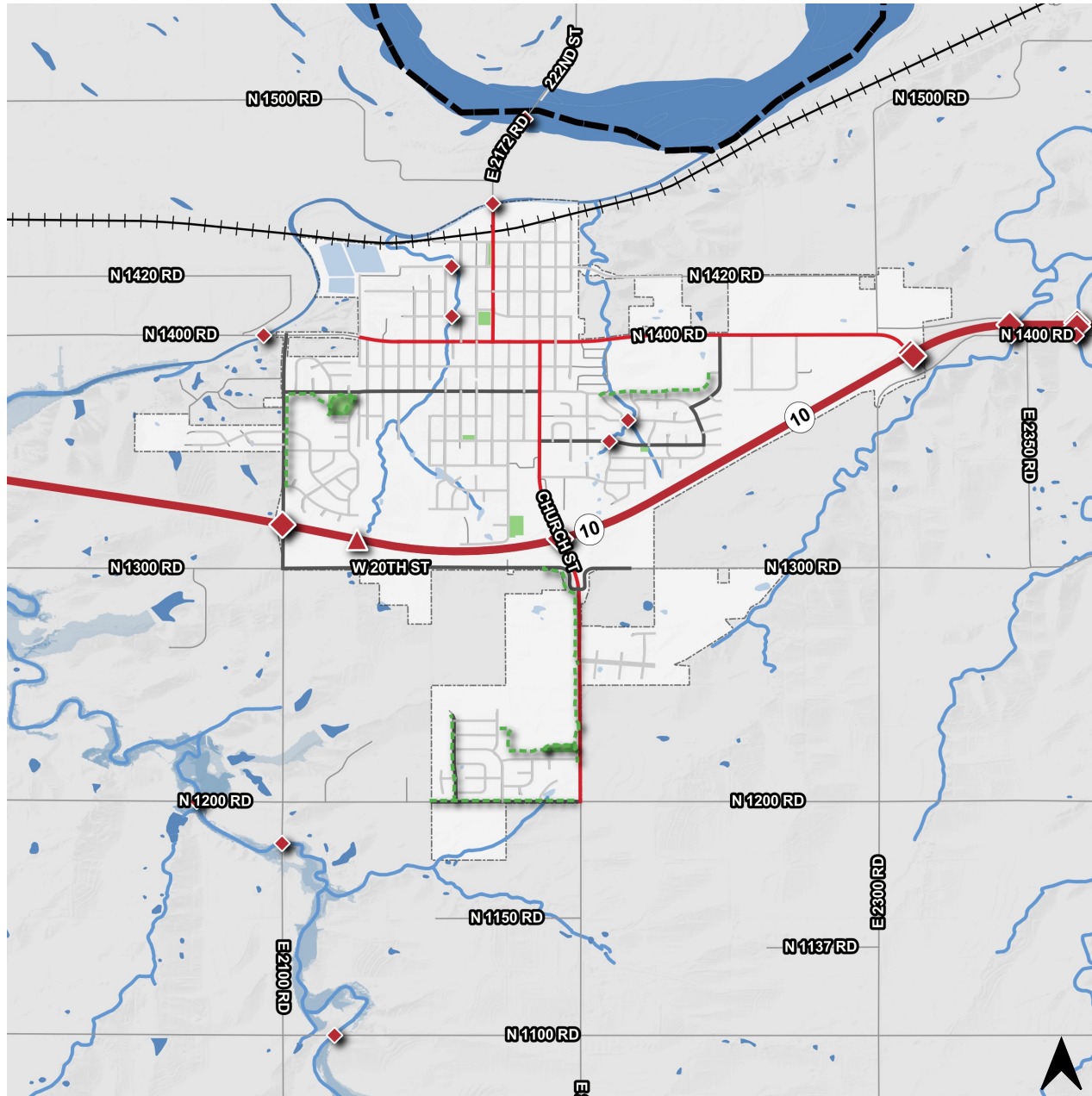
As a result of its grid system and uniform street improvements, Eudora does not have a clearly defined street hierarchy. However, certain roads function as arterials, collectors, or local streets, as illustrated in **Figure 2-8**. The City has its own road hierarchy, separate from the County Access Management standards. In many cases, the classifications between the City and County standards are consistent. Within Eudora, 10th Street, Main Street north of 10th Street, Church Street south of 10th Street, Winchester Road and County Road 1061 function as arterial streets, with concentrated commercial or industrial development and higher traffic volumes, higher travel speeds and the ability to move large amounts of traffic. The collector streets include many of the east-west roadways, including 12th Street, 14th Street, 20th Street and 28th Street.

Bicycle Network

The Bicycle Network in Eudora currently consists of four separated off-street path facilities totaling 2 miles. The most recent addition to the bicycle network is the Eudora South Trail Phase II, a 0.66-mile shared use path. Two separate planning efforts have identified additional bicycle facilities in Eudora. The Lawrence-Douglas County MPO Transportation 2040 Plan identifies a network of future bike routes and bike lanes. The City of Eudora Parks and Recreation Master Plan identifies a network of future trails, sidewalks, bike routes and bike lanes.

Transit Service

There is currently no existing or planned transit service for the Eudora community. In the MPO's Transportation 2040 planning process there were comments from residents desiring transit service in Eudora as well as transit to connect to regional services in Lawrence and Kansas City. While these recommendations did not make it into the final Transportation 2040 Plan, it's important to note a community desire for transit service to connect to local and regional destinations.



Legend

- | | | | |
|---------|-----------|-------------|----------------------|
| Culvert | Arterial | Trail | Hydrology |
| Bridge | Collector | County Road | Wakarusa Breach Area |
| Highway | Local | Railroad | County |
| | | Park | |



Figure 2-7 | Transportation System

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3.1 Community Overview

The socioeconomic conditions of a community provide critical information for the City in determining not only the current population to plan public services for but also in determining the rate of growth and planning for infrastructure service delivery. Provided in this chapter is information on the existing conditions of the community in terms of population, housing, and employment.

The Population Characteristics section of this chapter includes the existing population and population trends, the population projections, and the population density, as well as race and ethnicity, age and gender, education, and income and poverty. The Housing Characteristics section of this chapter includes information on the number of households, the year the structure was built, occupied v. vacant housing, and owner-occupied v. renter occupied units. The Employment Characteristics section includes information on the labor force participation rate, as well as the employment occupations and employment industries of Eudora residents.

3.2 Population Characteristics

Population

According to the latest population estimate published by the U.S. Census Bureau in 2017, Eudora had a population of 6,272. This new population total is a 2.22% increase from the population total in 2010 (6,063). Over this same period of time (2010 to 2017) the Lawrence MSA population grew by 6.3% and the U.S. population grew by 3.97%. Across all geographies this is considerably less growth than was realized between 2000 and 2010. Between 2000 and 2010, the Eudora population grew by 42.47%, the Lawrence MSA population grew by 10.87% and the U.S. population grew by 9.71%.

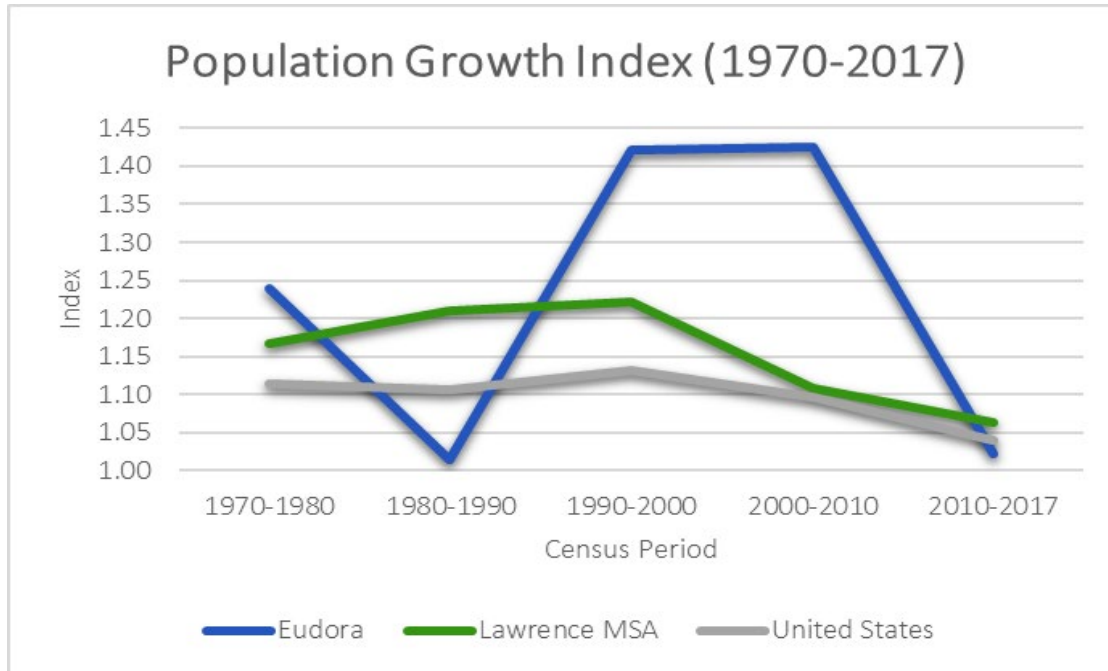
Figure 3-1 and **Table 3-1** summarizes these trends and illustrates that notable growth has been occurring since 1980. While all geographies are continuing to grow, the growth index is considerably lower across all geographies between 2010 and 2017. These population growth rates are consistent with those published in the 2003 Comprehensive Plan. Using Kansas Water Authority Projections, the 2003 Comprehensive Plan documented that Eudora's population was projected to increase to 6,363 by 2020. In 2017 Eudora was just 91 people short of the 2020 projected target.

Table 3-1: Population Growth (1970-2017)

	Eudora	Lawrence MSA	United States
1970	2,411	57,937	201,606,786
1980	2,990	67,642	224,810,186
1990	3,032	81,798	248,709,166
2000	4,307	99,962	281,421,906
2010	6,136	110,826	308,745,538
2017	6,272	117,806	321,004,407
<i>% change 2000-2010</i>	42.47%	10.87%	9.71%
<i>% change 2010-2017</i>	2.22%	6.30%	3.97%

Source: U.S. Census Bureau

Figure 3-1: Population Growth (1970-2017)



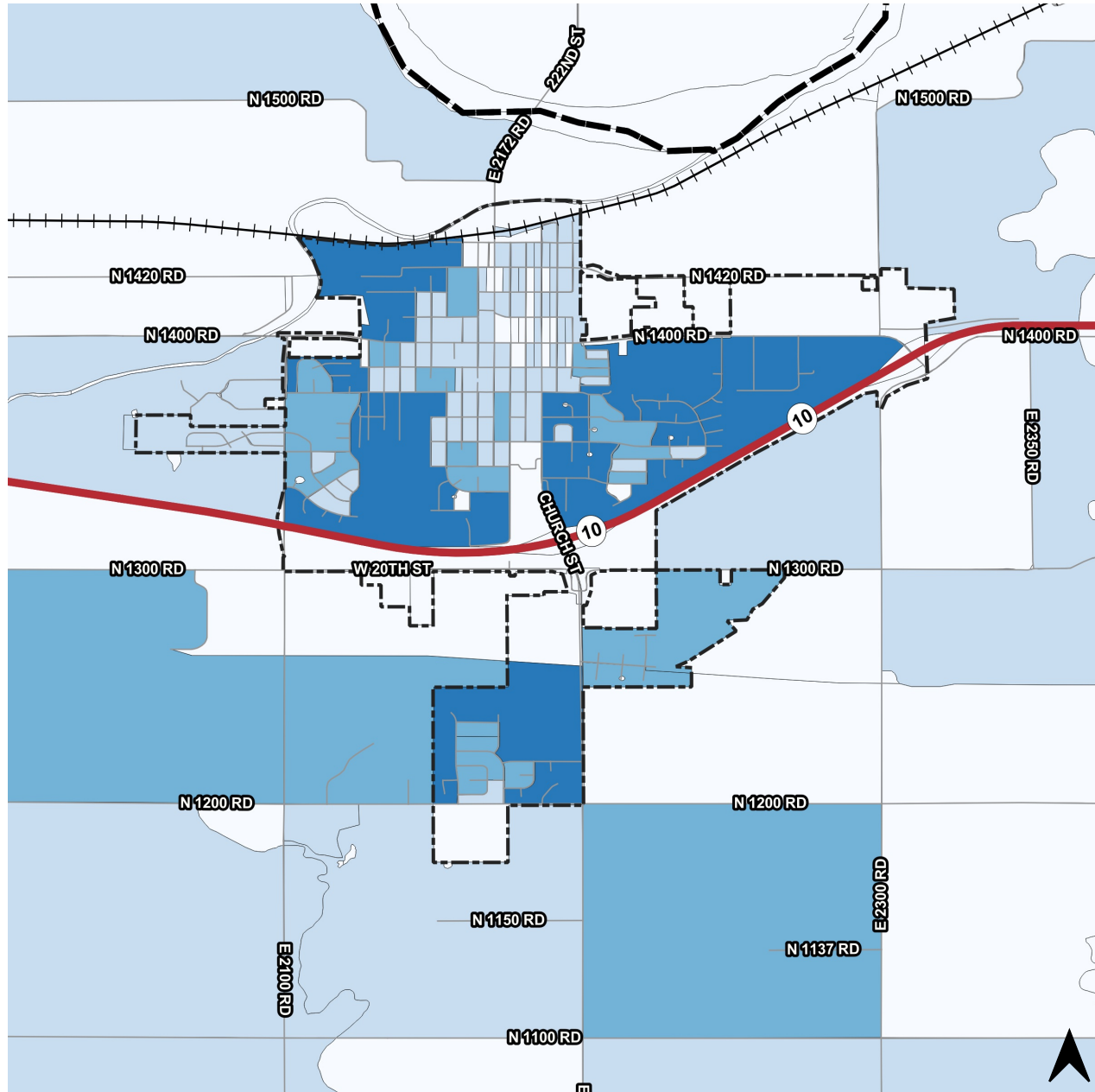
Source: U.S. Census Bureau

Population Projections

Since 1970, Eudora has averaged 1.23 Growth Index every ten years. Using this growth index and extrapolating outward for future years, it is estimated that Eudora may have a population of approximately 7,679 people by 2030 and 9,401 people by 2040.

Population Density

Population density is an important indicator of developed land. In 2017, Eudora's geographic limits were 2.9 square miles with 2,128.4 people per square mile. When compared to the population density of Douglas County and Baldwin City, Eudora is a considerably denser development pattern. In 2017, Baldwin City had a population density of 1,733.4 people per square mile and Douglas County had a population density of 265 people per square mile. While a significantly larger geographic area and total population, the population density of Lawrence is not much higher than Eudora's. In 2017, Lawrence had a population density of 2,781.6 people per square mile. As illustrated in **Figure 3-2**, areas with less population in Eudora are located in the downtown and immediately south of K-10, both due to the presence of commercial land uses.



Legend

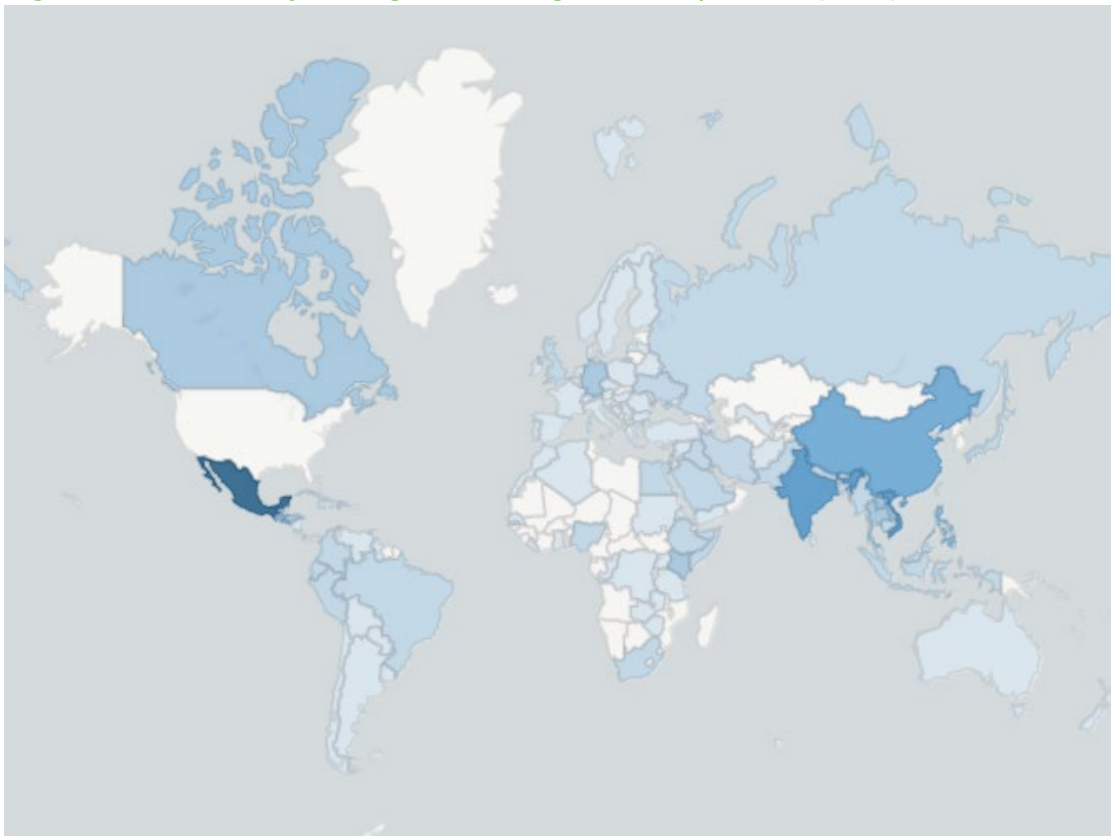
- | | |
|-------------|-----------------------------------|
| Highway | Population by Census Block |
| Road | 0 - 10 |
| Railroad | 10 - 50 |
| County | 50 - 100 |
| City Limits | 100 - 500 |

Figure 3-3 | Population by Block

Race and Ethnicity

In 2017, the population of Eudora was 81% white. The remaining 9% minority population consists of Black, Native American, Asian, and Hispanic populations. Approximately 8% of Eudora households do not speak English at home. The three largest, non-English languages spoken at home include Indo-European, Asian/Islander, and Spanish. In total, 2% of the population are foreign-born. **Figure 3-3** illustrates the country of origin for the foreign-born population, illustrating global diversity within a small population group.

Figure 3-3: Country of Origin for Foreign Born Population (2017)

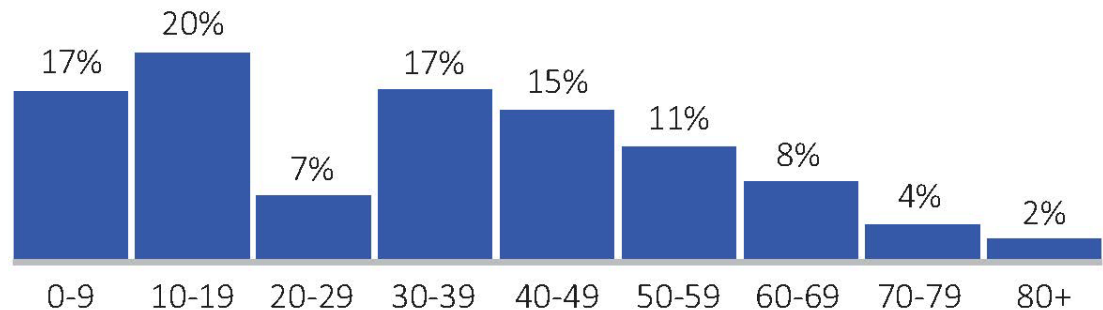


Source: U.S. Census Bureau, datausa.io

Age and Gender

Figure 3-4 illustrates the percent population by age range in Eudora. In 2017, Eudora had a median age of 33.7 years old which is higher than the median age of the Lawrence MSA at 29.2 years old and lower than the median age for Kansas at 36.3 years old. In total, 57% of Eudora's population is in the age cohorts that represent the predominant workforce population (ages 18 to 64); 35% are under the age of 18, and 8% are over the age 65. The largest age cohort are those age 10 to 19 which make up 20% of the total Eudora population. Overall, Eudora's population is 52% female, which is slightly higher than the percent female for the Lawrence MSA (50%) and the state of Kansas (50%).

Figure 3-4: Population by Age Range (2017)

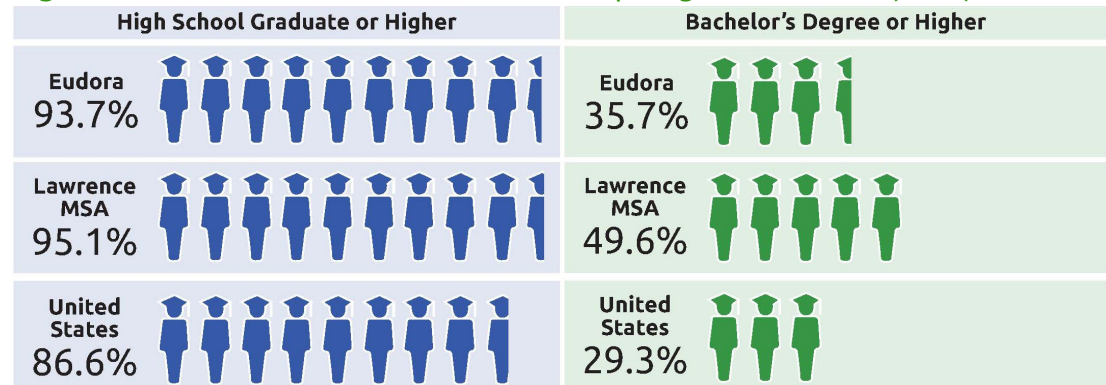


Source: U.S. Census Bureau

Education

Educational attainment is an important indicator in identifying the local workforce and employment needs of the population. In Eudora, 92.5% of the population have graduated High School. This is slightly lower than Lawrence MSA at 95.3% and slightly higher than the state of Kansas at 90.5%. Approximately, 34.6% of the Eudora population have earned a bachelor's degree, which is lower than Lawrence MSA at 50% and slightly higher than the state of Kansas at 32.4%. **Figure 3-5** summarizes the educational attainment for people age 25 or over.

Figure 3-5: Educational Attainment of People aged 25 or more (2017)

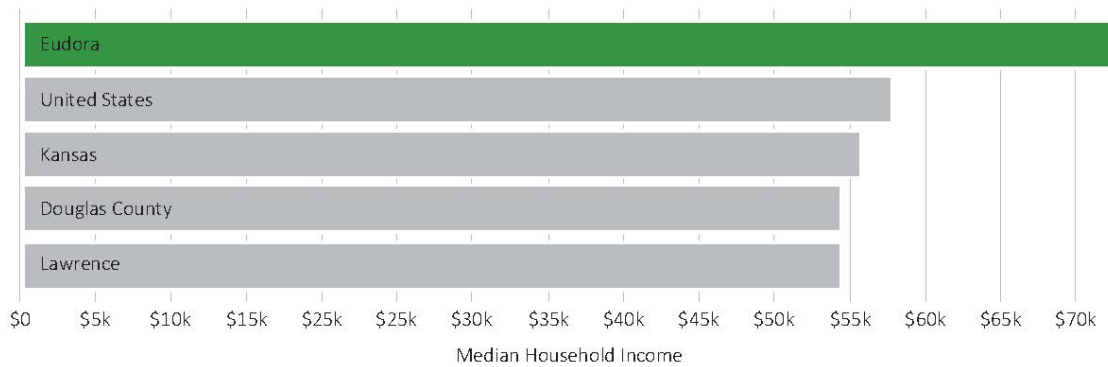


Source: U.S. Census Bureau

Income

Household income often has a strong correlation to educational levels; however, this is not necessarily the case for Eudora. As illustrated in **Figure 3-6**, the median household income in Eudora is \$72,477 which is higher than both the Lawrence MSA (\$54,370) and the state of Kansas (\$55,477). The median household income in Eudora significantly increased between 2016 and 2017. In 2016, the median household income was \$56,766, reflecting a 27.7% annual growth rate between 2016 and 2017. Approximately 45% of all households in Eudora earn between \$50,000 and \$100,000 per year, followed by 30% of households that earn under \$50,000 per year. While incomes are relatively high in Eudora, males in Eudora have an average income that is 1.4 times higher than the average income of females (\$43,397).

Figure 3-6: Median Household Income (2017)



Source: U.S. Census Bureau

Eudora



\$72,477

Median Household Income

Lawrence MSA



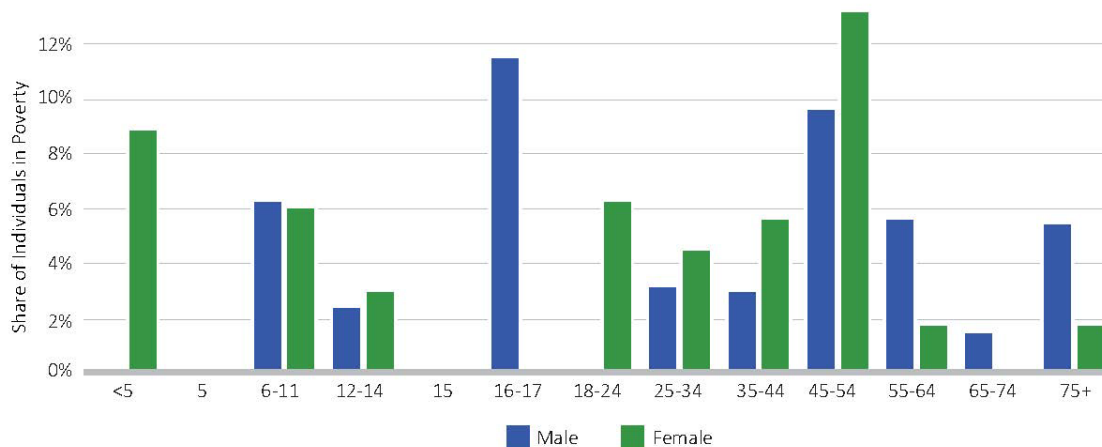
\$54,370

Median Household Income

Poverty

While Eudora may have a relatively high median income in comparison to the Lawrence MSA and the state of Kansas, it is important to note that not all residents are able to reach this level of economic success. In 2017, 11.7% of persons in Eudora were living below the poverty line. The U.S. Census determines if a person is living in poverty by comparing that person's income to a set minimum amount of income needed to cover basic needs. **Figure 3-7** illustrates the age and gender details of the share of individuals living in poverty. The largest demographic living in poverty are Females age 45 to 54, and Males age 16-17. Poverty also occurs with the youngest and oldest members of the community. In 2017, 13% of children (under age 18) and 14% of seniors (over age 65) were living below the poverty line.

Figure 3-7: Poverty by Age and Gender (2017)



Source: U.S. Census Bureau

3.3 Housing Characteristics

Household Type and Size

In 2017, Eudora was home to 2,059 households, which is 4.6% of all households in the Lawrence MSA. **Figure 3-8** illustrates that 74% of all households in Eudora are occupied by married couples, followed by female householders. The average household size in Eudora is 3 persons per household which is higher than the Lawrence MSA (2.4 persons per household) and the state of Kansas (2.5 persons per household).

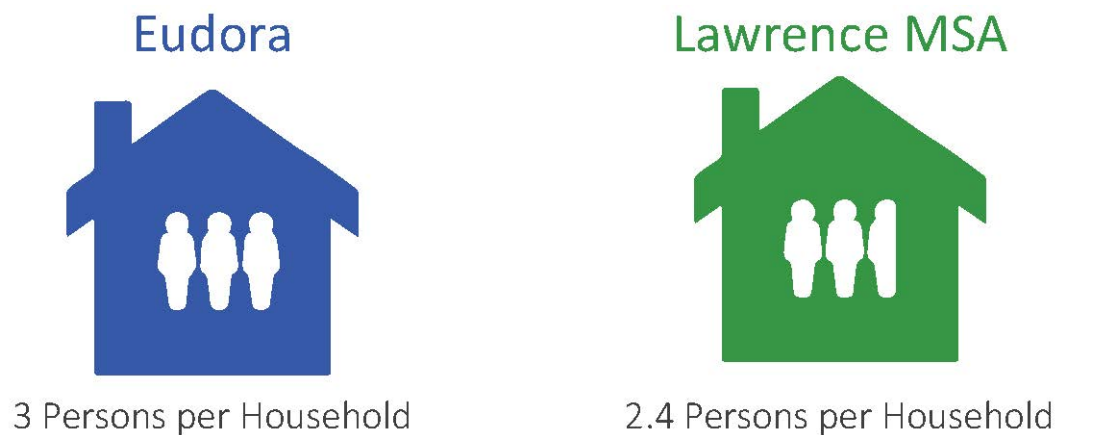
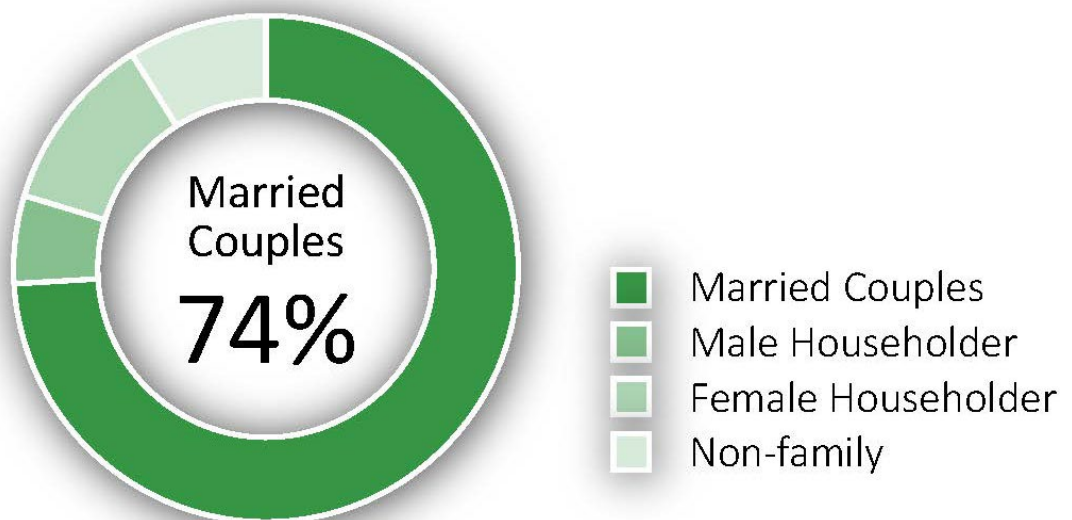


Figure 3-8: Household Type (2017)



Source: U.S. Census Bureau

Housing Occupancy and Tenure

Housing occupancy is based on all housing units within the city. Overall, Eudora has maintained a high occupancy rate. **Figure 3-9** illustrates that only 8% of the housing stock is vacant which can be an issue for people looking to move to Eudora. Housing tenure is based only on occupied housing units in the city. **Figure 3-9** also illustrates that of the occupied housing units, over 65% are owner occupied.

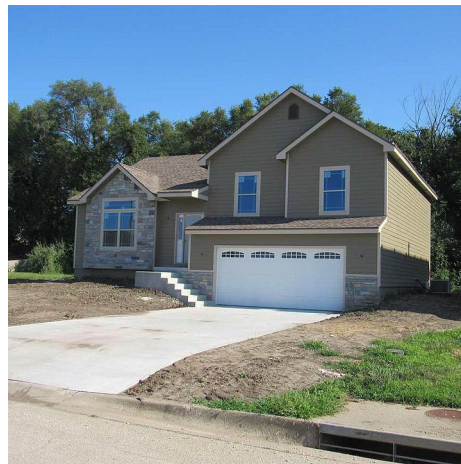
Figure 3-9: Occupancy Status and Housing Tenure (2017)

Occupied v. Vacant

Ownership of Occupied Units



Source: U.S. Census Bureau



1890 Home and 2019 Home. Source: Zillow

As illustrated in **Figure 3-10**, over 82% of all housing units are single-unit structures, followed by multi-unit structures. The high percentage of single-unit structures is reflected in Eudora having a relatively high median property value (\$155,300) compared to the state of Kansas (\$139,200). While the Lawrence MSA has a higher median property value (\$188,100), Eudora's property values are growing at a much faster rate. Between 2016 and 2017, Eudora's median property value grew by 16.2% compared to Lawrence MSA's growth of 3.41%.

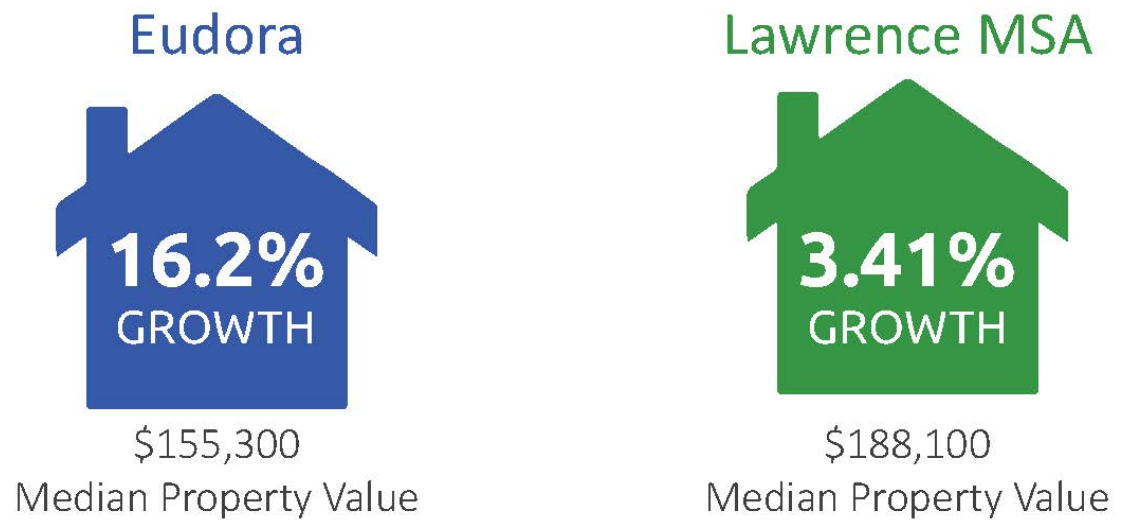
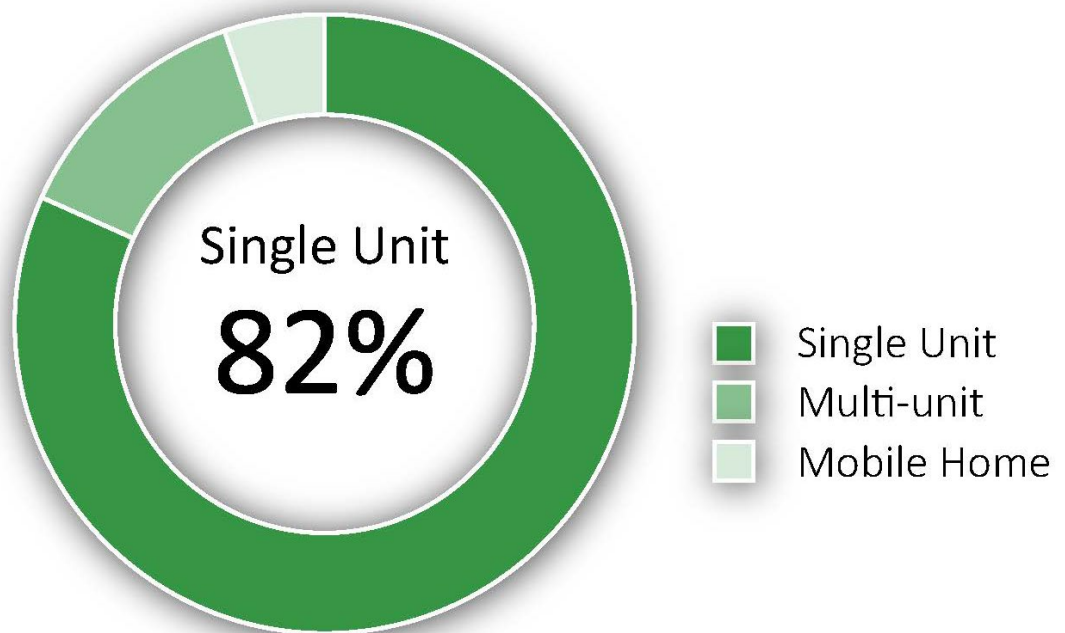


Figure 3-10: Type of Housing Structure (2017)



Source: U.S. Census Bureau

Eudora has maintained a relatively high median home value because the housing stock is relatively modern when compared to the Lawrence MSA and the state of Kansas. Housing age refers to the timeframe for when housing stock was built. **Table 3-2** lists the housing age data for Eudora, the Lawrence MSA, and the state of Kansas. The median year of construction in Eudora was 1993, which is considerably newer construction than the median year for Lawrence MSA (1986) and the state of Kansas (1973). Of note, 62% of all housing units in Eudora were built between 1980 and 2009. Eudora has been growing at a rapid pace over the last few years. In 2017 the City permitted 21 new housing projects, in 2018 the City permitted 32 housing projects, and thus far in 2019 (January to August), 10 housing projects have been permitted.

Table 3-2: Year Structure Built (2017)

Year Built	Kansas	Lawrence MSA	Eudora
2014 to 2017	8,807	333	18
2010 to 2013	24,900	1,543	63
2000 to 2009	147,136	9,353	778
1990 to 1999	162,288	10,352	359
1980 to 1989	146,335	6,751	255
1970 to 1979	192,227	7,582	180
1960 to 1969	131,624	4,286	174
1950 to 1959	162,661	3,097	157
1940 to 1949	72,903	972	124
1939 or earlier	210,766	4,837	133
Total Housing Units	1,259,647	49,106	2,241
Median Year	1973	1986	1993

Source: U.S. Census Bureau

3.4 Employment Characteristics

Employment characteristics of the local labor force are a good barometer for the health of the local economy. An increase in the labor force is typically an indicator of economic growth. In 2017, Eudora's economy employed 3,040 people, which is a 5.23% rate of growth from the prior year (2,890 in 2016).

Labor Force

The labor force refers to the number of people who are either employed or are actively looking for work. **Table 3-3** summarizes the labor force characteristics for Eudora, the Lawrence MSA, and the state of Kansas. In 2017, 4,577 of Eudora's population (66.3%) were counted in Eudora's labor force. The labor force participation rate measures the active labor force and is the sum of all employed workers divided by the working age population. In 2017, Eudora had a labor force participation rate of 73.2%, which is considerably higher than the state of Kansas (66.7%) and the Lawrence MSA (69.3%). While Eudora has a high labor force participation rate, the city is suffering from relatively higher unemployment. In 2017, 8.8% of Eudora's labor force were unemployed, which is considerably higher than the state of Kansas (4.8%) and the Lawrence MSA (4.7%).

Table 3-3: Labor Force – Employment Status (2017)

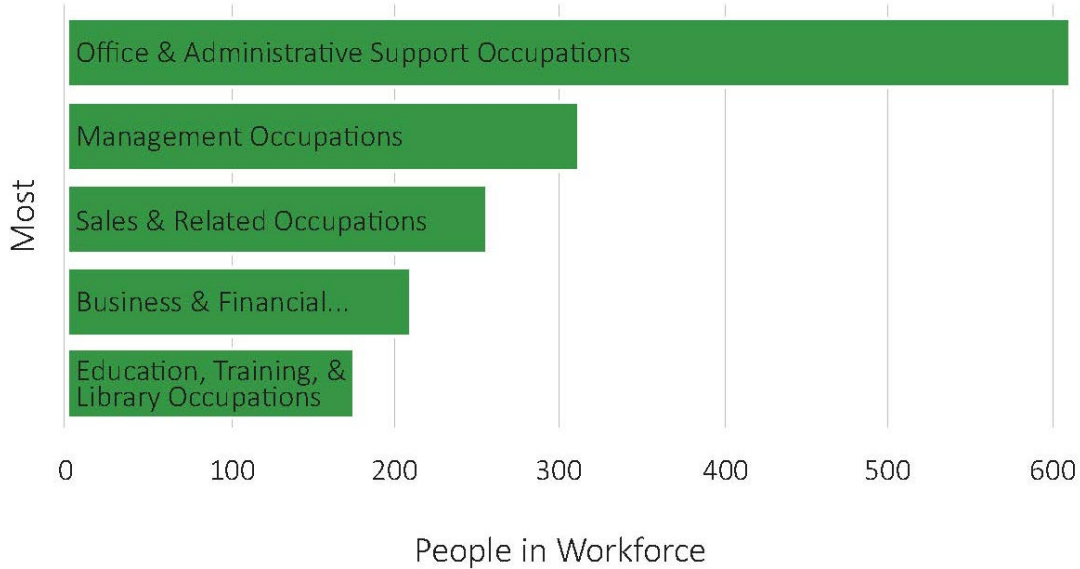
	Kansas	Lawrence MSA	Eudora
Total Population 16 years and over	2,264,633	98,041	4,577
Labor Force Participation Rate	66.70%	69.30%	73.20%
Employment/Population Ratio	62.70%	65.90%	66.30%
Unemployment Rate	4.80%	4.70%	8.80%

Source: U.S. Census Bureau

Employment by Occupations

Occupation is defined by the U.S. Census as the kind of work a person does to earn a living. As illustrated in **Figure 3-11**, the most common occupation groups for Eudora residents are office and administrative support occupations, management occupations, and sales and related occupations. Compared to other similar sized cities, Eudora has a high number of residents working in community and social services occupations, office and administrative support occupations, and business and financial operations occupations.

Figure 3-11: Resident Employment, Most Common Occupations (2017)

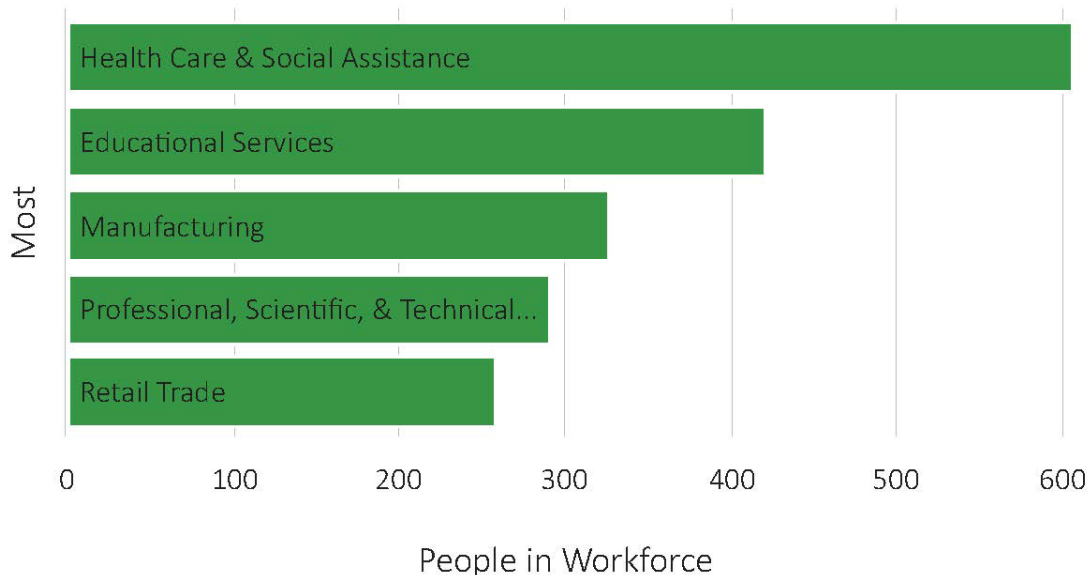


Source: U.S. Census Bureau

Employment by Industries

Industry is defined by the U.S. Census as the type of activity at a person's place of work. As illustrated in **Figure 3-12**, the most common industries for Eudora residents are in health care and social assistance, education services, and manufacturing. Compared to other similar sized cities, Eudora has a high number of residents employed in information, educational services, and health care and social assistance.

Figure 3-12: Resident Employment, Most Common Industries (2017)



Source: U.S. Census Bureau

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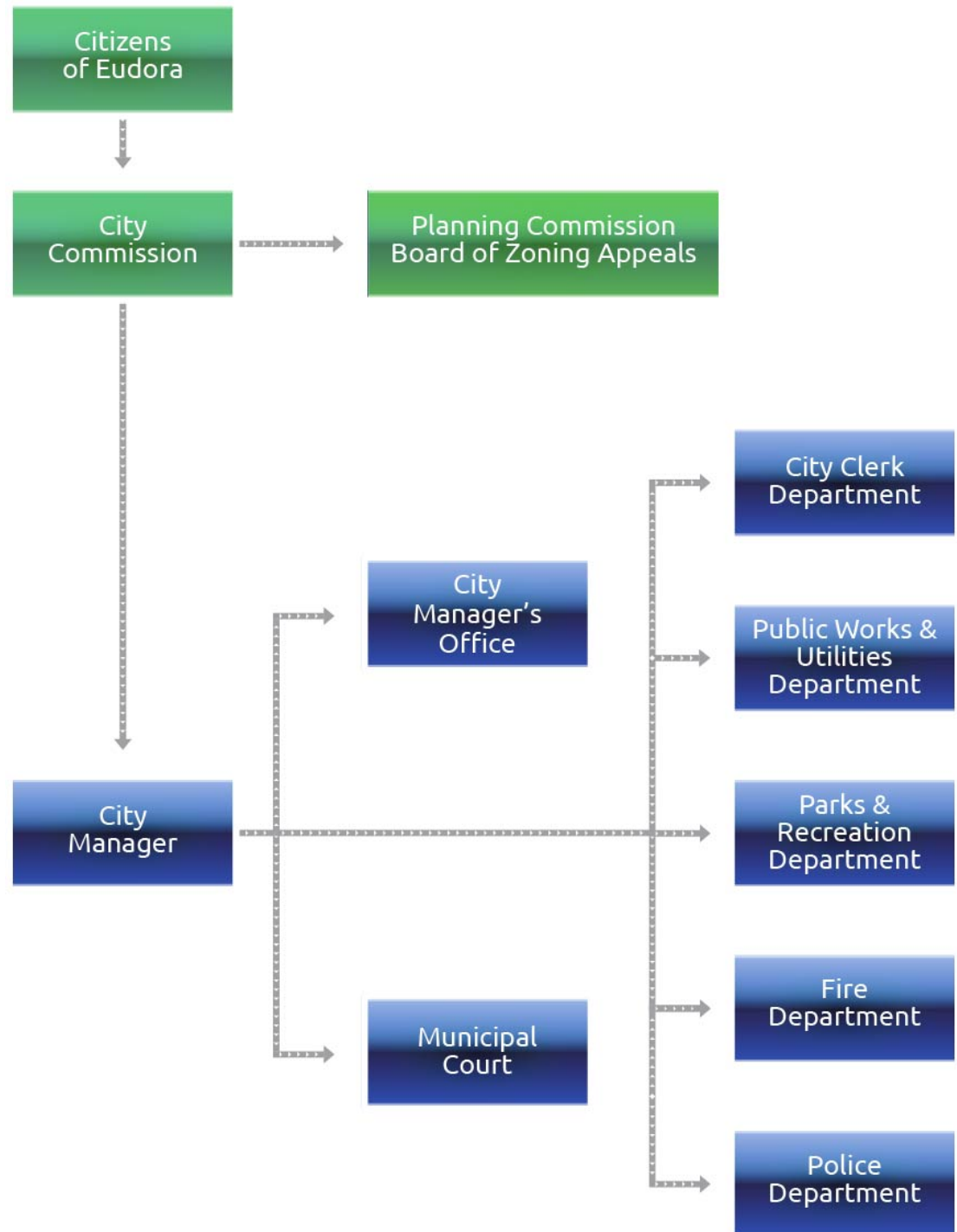
4.1 Government Structure

Since its inception, the City of Eudora has grown from a handful of determined settlers to a population of over 6,272 residents in the year 2017. The City of Eudora has a Commission-Manager form of government. The City Commission is the governing body of the city, elected by the public, and the City Manager is hired by the City Commission to carry out the policies it establishes. **Figure 4-1** illustrates the organizational structure of the City of Eudora.

The responsibilities of the City Commission include providing legislative direction to the City Manager, setting policy, approving the City's annual budget, determining the tax rate, adopting city ordinances, entering into major contracts for the City, making major land use decisions, and setting ballot questions. The Eudora City Commission consists of five at-large members, including a mayor who is selected each year by the City Commission.

The Eudora Planning Commission consists of seven commissioners which includes a planning commission chair. The Planning Commission hears requests for zoning changes, subdivision plats and development plans, recommending them to the City Commission for review and approval, making certain that plans comply with city ordinances and the Comprehensive Plan. The Board of Zoning Appeals administers the application of the zoning ordinances and hears/determines appeals from the refusal of building permits and permits exceptions in accordance with the purpose, conditions, and procedures specified by the governing body in the zoning ordinance.

Figure 4-1: Municipal Organization



4.2 Public Safety

This section includes descriptions of the various law enforcement and emergency response service providers in Eudora and the surrounding planning area.

Law Enforcement

City of Eudora Police Department

Within the city limits law enforcement is provided by the City of Eudora Police Department. The City of Eudora Police Department consists of a Chief, Sergeants, Detectives, Corporals, Schools Resource Officers, Patrol Officers, and Crossing Guards. Provided on the City of Eudora website is information regarding police policies and procedures, organization and command structure, general policies and rules, operations of police vehicles, weapons and use of force, arrest and limits of authority, patrol operations, investigations operations, and other policies and procedures. Located on Main Street in downtown Eudora, the Public Safety Building is a joint facility of the Eudora City Fire Department and the Eudora Police Department.



City of Eudora Public Safety Building

Douglas County Sheriff's Office

Outside the city limits law enforcement is provided by the Douglas County Sheriff's Office. Additionally, the Sheriff's office provides support service to the Eudora Police Department by request. The Sheriff's office is divided into two administrative areas: operations and corrections. The Operations Division is comprised of six areas, including: patrol, civil process/warrants, investigations, courtroom/building security, community relations, and administration.

Emergency Response

This section contains information about existing emergency response services provided by the Eudora City Fire and EMS Department, Eudora Township Fire Protection, Ambulance Services, and 911 Services.

Eudora City Fire and EMS Department

The Eudora City Fire and EMS Department provides fire suppression, emergency medical services, community risk reduction and public education for all areas within the city limits. The Eudora Fire and EMS Department staffs 28 volunteer firefighters, EMT's and paramedics, serving over 6,000 residents and responding to approximately 650 calls per year. In 2018, the Eudora Fire and EMS Department created a community developed five-year strategic plan which identified a Department vision, goals, objectives, and a series of tasks to be undertaken.

Eudora Township Fire Protection

The Eudora Township Fire Department serves the unincorporated areas surrounding the city, approximately 48.5 square miles. The department provides services for all hazards within jurisdictional boundaries and where requests for mutual aid come from. Technical rescue services and advanced life support services are supplemented through a cooperation agreement between the Township, Douglas County, and Lawrence Douglas County Fire Medical. The department operates out of one station located on 20th street, west of County Road 1061. Staffing of the department comes from the 24 volunteer firefighters, EMTs, and paramedics including a fire chief, assistant chief, captain, and two lieutenants.

Ambulance Services

In addition to First Responders from the Eudora City Fire and EMS Department, an Advanced Life Support (ALS) ambulance is housed within the Eudora Fire Station. This ambulance is staffed and operated by Lawrence Douglas County Fire and Medical (LDCFM) and serves the entire City of Eudora and surrounding planning area. Through cooperative agreements between LDCFM and first responder agencies, LDCFM provides ALS ambulance services to all of Douglas County with five ambulances located in Lawrence, one in Baldwin City, and one in Eudora.

911 Dispatch Services

Area 911 dispatches are run by Douglas County Emergency Communication Department. The Douglas County Emergency Communication Department has a primary mission to serve the citizens of Douglas County, including the cities of Baldwin, Eudora and Lawrence, by acting as a communications link between the citizen who needs an emergency service response and those law enforcement, fire, and medical response agencies who provide such services.

4.3 Utilities

This section describes the infrastructure utility services within the Eudora Planning Area, consisting of water, sewer, and electrical services, storm sewer infrastructure, and solid waste management.

Water

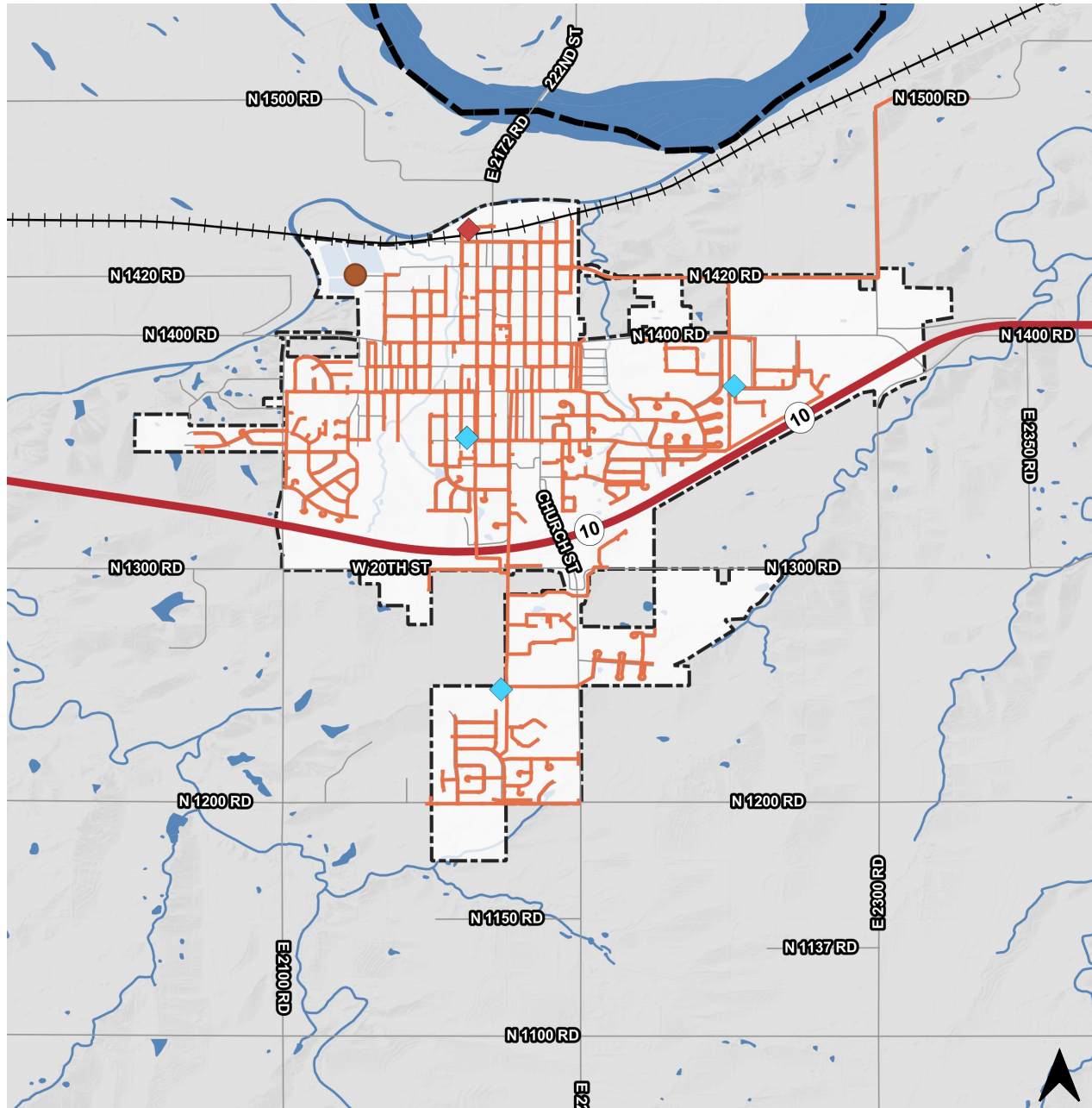
The City of Eudora owns and maintains the City's water distribution system. **Figure 4-2** illustrates the existing water system, including: water towers, storage tanks, water transmission lines, and water distribution lines. Subsurface water is drawn from six active wells located northwest of the city limits between the Wakarusa River and Kansas River. There are additional wells that are either inoperable or are reserved strictly for emergency use. The well water is treated with chlorine prior to distribution through the City's urban water system, including above ground storage, water towers, transmission and distribution lines, fire hydrants for fire protection, and other necessary improvements.

In 2018 the Kansas Department of Health and Environment published a Consumer Confidence Report that includes a listing of all contaminants found in the drinking water in the 2017 calendar year. Of note, the Consumer Confidence Report indicates Eudora's drinking water is safe.

In 2019 the City published a Drinking Water System Preliminary Engineering Report. This Report evaluates the capability of the City's water system (supply, treatment and distribution components) to meet the demands projected for the next twenty years. The Report indicates that in year 2040 the peak day diverted water requirement is 1.2 million gallons per day (mgd). The water treatment plant is currently operated 14 hours per day. To keep pace with that operational demand, a treatment plant with capacity of 2.14 mgd is needed.

Eudora is surrounded on the east, south and west sides by Douglas County RWD 4 and Johnson County RWD 7, leaving a limited area that could be served by Eudora. If development were to occur in this area, the ultimate service demand is estimated to be 1.4 mgd (peak day) which requires a 2.5 mgd water treatment plant. The City desires to serve a larger area on the south side of K-10 which would require new agreements with the adjacent water districts. This expanded area would place additional service demand on the system.

The City possesses enough water rights to meet the 2.5 mgd demand expected from full buildout of the area currently servable by the City. The Report includes recommended improvements to raise equipment above the projected 100-year flood elevation, relocate Well No. 5, install two new raw waterlines, and replace the water treatment plant. Many parts of the distribution system are reaching or exceeding the end of their life expectancy and replacements and upgrades will be required in the near future.



Legend

- | | | |
|--|--|---|
|  Storage Basin |  Water Main |  Hydrology |
|  Water Tower |  Highway |  County |
|  Water Supply or Treatment Facility |  Road |  City Limits |
| |  Railroad | |

Sewer

The sanitary sewer system is operated by the City of Eudora. **Figure 4-3** illustrates the sewer system including sewer lagoons, sludge pump, sewer lift stations, wet well/pump station, collector sewer, sewer lines, and force mains. In the mid-1990s the City made considerable investment in the sewer system including upgrading the lagoon with increased aeration equipment, upgrading sewer mains and distribution lines, improving the sewer treatment facility, and extending service south of K-10. A Wastewater Treatment and Collection System Facility Plan was completed in 2019. The recommendations of this plan include the following: total phorourus addition to the wastewater treatment plant (WWTP), adding a grit chamber to the WWTP, improvements to the Peach Street pump station, Intech pump station, and Meadowlark pump station, as well as increases to the sewer rate structure.

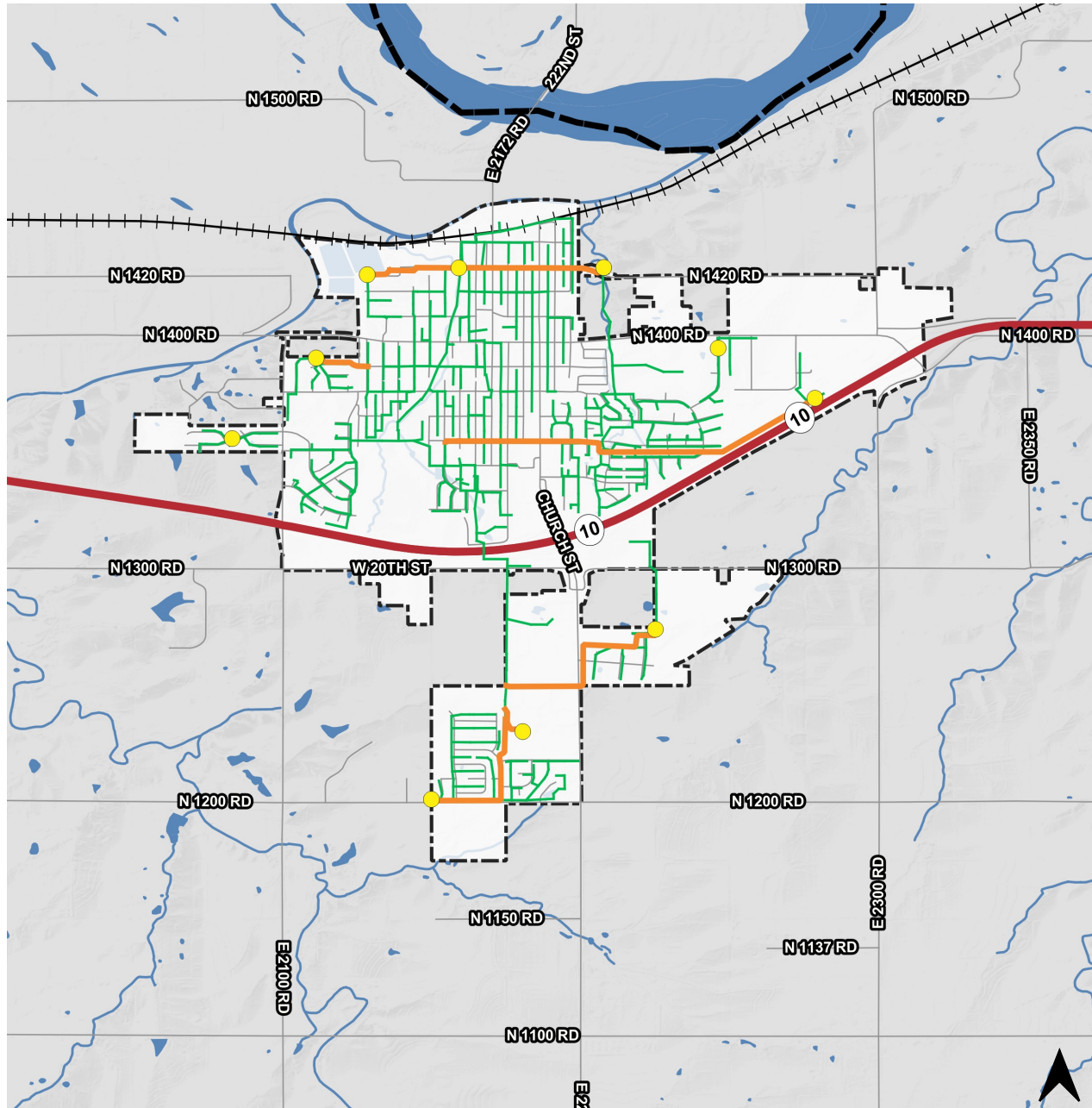
Electrical

The City of Eudora operates and maintains the electric distribution system within the Eudora city limits. The City currently purchases capacity and energy from the Kansas City Power & Light Company (soon to be renamed Evergy) and the Western Area Power Administration. Service outside the city limits is provided by Evergy, Inc. As areas continue to be voluntarily annexed into Eudora, the City will continue to expand the electrical service area.

The City electric utility currently serves approximately 2,500 customers and maintains and repairs over 100 miles of electrical lines, 1,000 poles, 600 transformers, and nearly 800 streetlights.

Figure 4-4 illustrates the existing electrical service including the Eudora electrical service area, the Evergy, Inc. electrical service area, electrical substations, and system circuits. In addition to maintaining the system infrastructure, the electric department oversees maintenance of lights at four baseball fields, for all City buildings, and for related infrastructure.

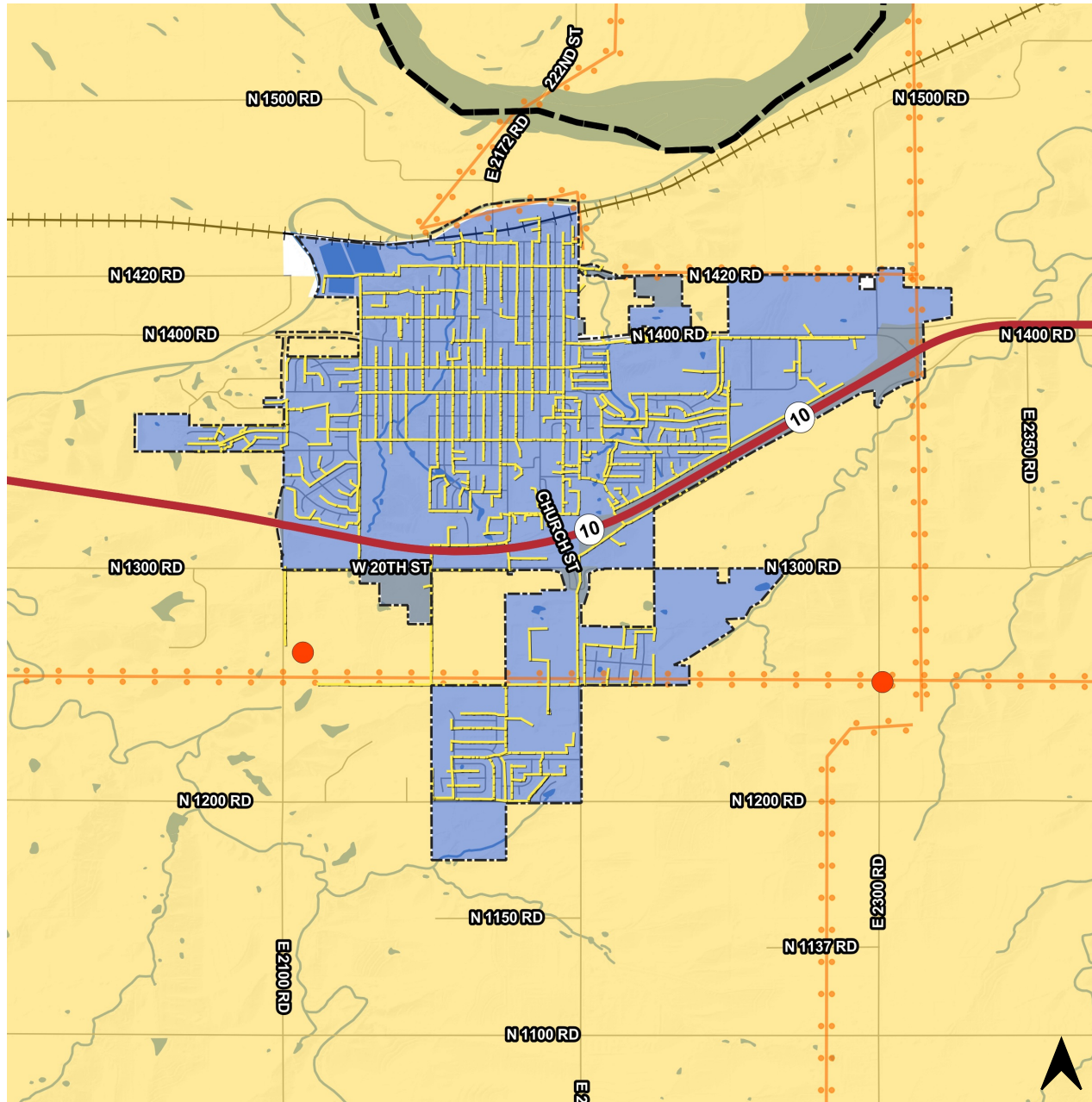
In 2017 the City published a Report on the Electric Cost of Service and Rate Design. The study revealed the need to adjust electric fees to cover the costs associated with providing electric service. In 2019 the City published the [Electric] Distribution System Study. The study provides recommendations for maintenance and suggested levels of continued investment in the electric system. The study concluded that the electric system is in good working condition and that equipment is not near its end of life; however, continued maintenance and monitoring is recommended. The capital expenditures needed to keep the electric system in good condition include replacing poles, servicing transformers and conductors, and replacing underground distribution cable.



Legend

- | | | |
|--|--|---|
| — Sewer Main | — Highway | ■ Hydrology |
| — Pressurized Main | — Road | County |
| ● Lift Station | + + Railroad | City Limits |

0 0.25 0.5 0.75 1 mi



Legend

- | | | |
|---------------------------------|---------------------|-------------|
| City Electric Service Territory | Electric Substation | Hydrology |
| Westar Service Territory | Highway | County |
| Electric Line | Road | City Limits |
| Electric Transmission Line | Railroad | |



Figure 4-4 | Electrical Service

Storm Sewer

Stormwater drainage is a critical infrastructure component to ensure surface drainage doesn't result in flooding. The City has a stormwater management plan and policies and has incorporated several "best management practices" following direction from the Clean Water Act and the National Pollutant Discharge Elimination System (NPDES) standards. The previous 2003 Comprehensive Plan recommended: street improvements to include stormwater management improvements (e.g. grass swales), need for improved stormwater facilities, need for a city-wide drainage basin/stormwater management program, and increased responsibility of each new development to plan for stormwater management. As of the date of adoption of this Comprehensive Plan, the City is conducting a stormwater infrastructure report to determine the status of and needed improvements to the City's stormwater system.

Private Utility and Service Providers

Solid Waste Management

The City of Eudora contracts with Honey Creek Disposal for solid waste collection including trash, recycling, and yard waste. This solid waste contractor serves the city limits as well as some surrounding areas. Materials collected are disposed of at the Hamm Sanitary Landfill (commonly referred to as the Douglas/Jefferson County Sanitary Landfill) located northeast of Lawrence, KS.

Natural Gas

Natural gas service is provided by Atmos Energy. Atmos Energy purchases natural gas from numerous natural gas wellhead producers and markets to meet the requirements of their service areas.

Telecom

Telecom services are provided by several providers. In fact, Eudora ranks 19th in the state of Kansas for most connected cities (<https://broadbandnow.com/Kansas/Eudora>). In total, there are 15 internet service providers, 10 of which provide service to residential customers.

4.4 Education

K-12 Education

Opportunity for a quality education is a key characteristic of a young and growing community. The Eudora School District plays an important role in the community quality of life. Apart from a small area west of the city that is in the Lawrence School District, the majority of the planning area is served by the Eudora Unified School District, USD 491. This area to the west is very unlikely to be developed as the majority is within the floodplain.

The Eudora Unified School District operates one early childhood center, one elementary school, one middle school, one high school, and one technical education center. As illustrated in **Figure 4-5** all school facilities are located within the city. In total, 1,736 students, consisting of Pre-K to 12th grade, are students of the Eudora Unified School District.

Public Library

Eudora Public Library is in downtown Eudora off Main Street and serves the City of Eudora and the Eudora Township. The public library location is illustrated on **Figure 4-5**. The library includes three full-time staff and five board members. In addition to providing access to books for Eudora residents, the library hosts several events each month.



Figure 4-5 | Educational Facilities

4.5 Parks and Recreation

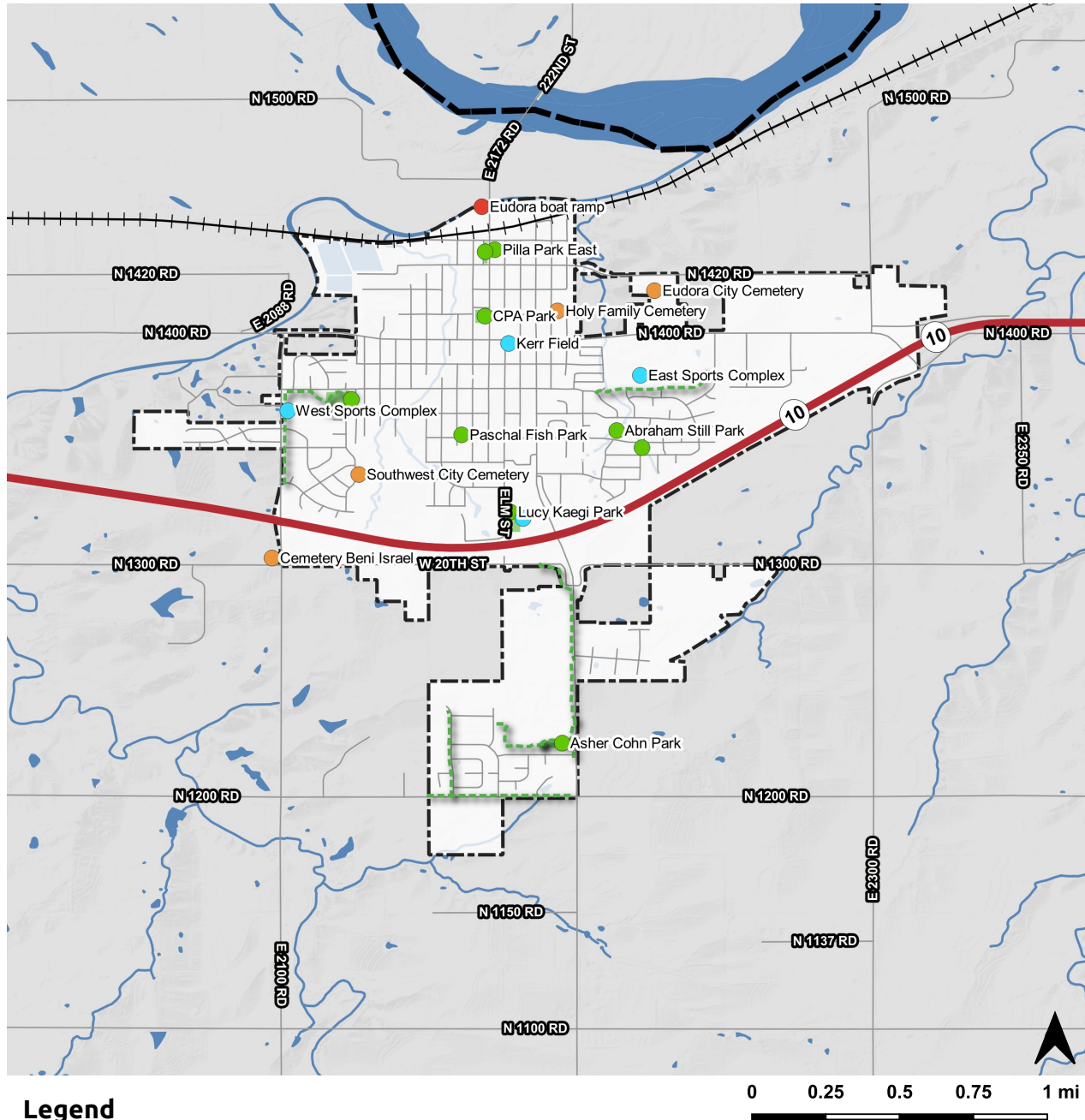
Parks and recreational facilities provide a place for respite and exercise. Parks and recreation have a long history in Eudora, with the first community picnic being held in 1901.

The City of Eudora Parks and Recreation Department maintains 88 acres of public space and community facilities. **Figure 4-6** illustrates the parks and recreation facilities and the existing trail system. In addition to the City's park facilities, much of the community's parks and recreation needs are met in conjunction with the Eudora School District (USD 491) which includes play equipment and ball fields at the schools that are used by the community.

In 2012, the City of Eudora published the Parks and Recreation Master Plan. The Plan includes a plan for the city's trail system and individual park and recreation complex plans for 13 facilities, including:

- | | | |
|----------------------|----------------------------|------------------------|
| ▶ Bluejacket Park | ▶ Pilla Park | ▶ East Sports Complex |
| ▶ CPA Park | ▶ Asher Cohn Park | ▶ West Sports Complex |
| ▶ Abraham Still Park | ▶ Wakarusa River Boat Ramp | ▶ South Sports Complex |
| ▶ Paschal Fish Park | ▶ Community Center – | ▶ Skate Park |
| ▶ Lucy Kaegi Park | Aquatic Center Complex | |

Two facilities referenced in the Parks and Recreation Master Plan, the Skate Park and the South Sports Complex, have yet to be constructed. The South Sports Complex is scheduled for construction to begin in 2021.



Legend

- | | | |
|---|--|---|
| ● Boat Ramp / Dock | Park | Railroad |
| ● Cemetery | Trail | Hydrology |
| ● Park | Highway | County |
| ● Sports Complex | Road | City Limits |



The previous chapters of this Existing Conditions Report provide an overview of the state of Eudora in 2019. Provided herein is an overview of the trends and themes that provide pivotal insights into future planning for the city.

5.1 Chapter 1, Historical Context

The Eudora area was first settled by Native Americans (the Kansas, Kaw, and Shawnee Indian tribes). The first American Settlers include those traveling through on the Oregon Trail and Santa Fe Trail. Soon thereafter the city was established when a German immigrant community purchased 774.5 acres from the Shawnee Chief Paschal Fish, whose daughter's name was Eudora. Under Territorial laws, Eudora was incorporated as a city on February 8, 1859.

Eudora was right in the middle of several pivotal moments in American history including the American Civil War. Despite the racial tensions of the period, Eudora was home to a diverse population consisting of English, German, Irish, Jewish, and Quaker settlers, as well as African Americans who were freed by the Emancipation Proclamation. Fast forward another hundred years and the Eudora area was playing another pivotal role in American history. During World War II, the Sunflower Army Ammunition Plant was developed which would quickly grow to 10,000 acres consisting of nearly 3,000 buildings and employing 12,000 people.

These pivotal moments in American history are also foundational moments for the Eudora community and should continue to be celebrated as the community plans for its future.



Statue of Chief Paschal Fish and daughter Eudora

5.2 Chapter 2, Physical Context

Chapter 2 covers several important topics including the Planning Area and Urban Growth Area, previous planning efforts, the natural environment, and the built environment.

Planning Area and Urban Growth Area

The previous Comprehensive Plan had a study limit consisting of the Eudora Planning Area (extending approximately three miles outside the city limits). This Comprehensive Plan Update will primarily focus on the newly established Urban Growth Area (UGA). **Table 5-1** describes the tier system which is based on the current infrastructure / utility availability or future provision of infrastructure and utilities in an efficient and cost-effective manner. **Figure 5-1** illustrates the UGA and the planning tiers.

Table 5-1: Urban Growth Area Planning Tiers

Tier	Characteristics
Tier 1	<ul style="list-style-type: none"> • Tier 1 land is prioritized for development at any time. • Area within Eudora City Limits or islands of unincorporated area surrounded by the City • Readily serviceable with utilities (water, sewer, stormwater) with minor system enhancements • Serviceable by fire with current infrastructure • Develop to suburban and urban standards per adopted plans and policies
Tier 2	<ul style="list-style-type: none"> • Tier 2 land shall be annexed when the need to accommodate demand is established. • Within the UGA, adjacent to or near existing City Limits requiring annexation or annexation agreement and acceptance of future benefit district implementation (as needed) • Readily serviceable with utilities with minor system enhancements necessary for development • Readily serviceable by fire with current infrastructure and/or minor adjustments • Develop to suburban and urban standards per adopted plans and policies
Tier 3	<ul style="list-style-type: none"> • Tier 3 land that is not designated to be annexed within the 20-year planning horizon of this Comprehensive Plan. • Develop to rural standards (20-acre parcels or larger) while planning for future urban growth at a point beyond the time horizon of the comprehensive plan • Major utility system enhancements, expansions, extensions necessary for development (e.g. treatment plant, water tower, major distribution or collection line) • Requires investment in fire infrastructure and personnel

Built Environment

The Built Environment section of Chapter 2 includes an overview of the existing land use and zoning patterns, the historical annexation patterns and parcel acreage, an overview of the neighborhoods and districts in the area, and an overview of the transportation system.

The predominant land uses in the area are Natural Resources and Single-family Residential. Scattered throughout the city are a few areas of Institutional, Commercial, and Industrial uses. The largest concentration of non-residential land uses is adjacent to the two K-10 highway interchanges (Church Street and 10th Street). The Existing Zoning map is relatively consistent with the Existing Land Use map; however, there are some inconsistencies in areas surrounding the K-10 highway interchanges which may be a result of planning for the future development potential of the area.

The historical annexation patterns show that the City's geographical limits nearly doubled over the last 20 years as a large area of the city was annexed after 1997. The parcel acreage map provides telling information into the development/redevelopment potential for certain areas, as larger tracts of land (i.e. 40+ acres) are typically easier to develop than smaller tracts of land.

The transportation system primarily consists of a grid street network consisting of 34.5 miles of roadway and 10 bridges. That street pattern is sometimes disconnected by barriers such as rivers and streams, the railroad, and K-10. Eudora does not have any transit service and currently there are no plans for service in the future. Eudora has two miles of bicycle facilities which consists of off-street multi-use paths. The pedestrian network consists of the two miles of multi-use paths as well as 17.1 miles of sidewalks. Recent transportation planning conducted by the Lawrence-Douglas County MPO identified the pedestrian and bicycle network as key investment decisions for the City and MPO in the future.



Main Street

5.3 Chapter 3, Demographic / Economic Context

Chapter 3 provides an overview of the demographics and economic context of the community including the population characteristics and employment characteristics.

Population Characteristics

In 2017, Eudora had a population of 6,272. Between 2000 and 2010 Eudora grew by 42.47%; however, since 2010 Eudora has only grown by 2.22% reflecting a dramatic slowing in the population growth rate. Since 1970, Eudora has averaged 1.23 growth index every ten years. Using this growth index and extrapolating outward for future years, it is estimated that Eudora may have a population of 7,679 people by 2030 and 9,401 people by 2040.

In Eudora, 93.7% of the population have a High School diploma and 35.7% have a Bachelor's Degree. Eudora has a relatively high median household income (\$72,477) compared to the Lawrence MSA (\$54,370). The largest age groups in poverty are females under 5 years old, males ages 16-17, and males and females ages 45-54. The predominant household type consists of married couples, followed by female heads of household. Of the housing units in Eudora, 92% are occupied leaving only 8% of the housing stock for people looking to move to Eudora. Looking at the data pertaining to the year structures were built, Eudora has a relatively modern housing stock, as 1993 is the median year for structures built in Eudora.

Employment Characteristics

In total, 4,577 people qualify as being in Eudora's labor force (total population 16 years and over). The labor force participation rate is 73.2%; however, Eudora has comparatively high unemployment at 8.8%. Compared to other similar sized cities, Eudora has a high number of residents working in community and social services occupations, office and administrative support occupations, and business and financial operations occupations. Compared to other similar sized cities, Eudora has a high number of residents employed in information, educational services, and health care and social assistance.



Residents and Visitors at Eudora Fest

5.4 Chapter 4, Facility / Service Context

Chapter 4 provides an overview of the government structure, public safety, utilities, education, and parks and recreation services provided in Eudora.

Government Structure

The City of Eudora has a Commission-Manager form of government. The City Commission consists of five at-large members, including a Mayor who is selected each year by the Commission. The Planning Commission consists of seven commissioners, including a Planning Commission Chair. The municipal government consists of the City Manager, City Manager's Office, Municipal Court, Building & Codes, and five departments (City Clerk, Public Works and Utilities, Parks and Recreation, Fire, and Police).

Public Safety

Public safety consists of both law enforcement and emergency response. Within the city limits, law enforcement is provided by the Eudora Police Department. Outside the city limits, law enforcement is provided by the Douglas County Sheriff's Office. Emergency response services within the city limits consist of the Eudora City Fire and EMS Department, Ambulance Services and 911 Dispatch Services; additionally, Eudora Township Fire Protection provides service outside the city limits within the Eudora Township. Of note, both the City and Township fire departments consists of volunteer staff.

Utilities

There are four public utilities provided by the City of Eudora including Water, Sewer, Electrical and Storm Sewer. Private utility or service providers consist of solid waste management, natural gas, and telecom.

A 2019 Drinking Water System Preliminary Engineering Report included several investment recommendations for the City to meet the demands of new growth and development and to expand service delivery. The City desires to serve a larger area with water services on the south side of K-10 which would require new agreements with Douglas County RWD 4.

A 2019 Wastewater Treatment and Collection Facility Plan was completed, which includes recommended improvements to the wastewater treatment plant, three pump stations, and options for increasing the sewer rate structure.

Electrical service is provided by the City within the city limits. Outside the city limits, the electrical service is provided by Evergy, Inc. As the City continues to annex new areas, the electrical service area of the city will expand. In 2017, the City published a Report on the Electric Cost of Service and Rate Design that revealed a need to adjust fees to cover the costs associated with providing electric service. In 2019, the City published the [Electric] Distribution System Study that recommended the following capital expenditures: replacing poles, servicing transformers and conductors, and replacing underground distribution cable.

Education

The Eudora Unified School District (USD 491) operates one early childhood center, one elementary school, one middle school, and one high school. In total, 1,736 students, consisting of Pre-K to 12th Grade attend these school facilities which are all located within the Eudora city limits. In addition to the public schools, the Eudora Public Library is located in downtown Eudora off Main Street.

Parks and Recreation

The City of Eudora Parks and Recreation Department maintains 88 acres of public space and community facilities. In addition to City facilities, some of the community's parks and recreation needs are met in conjunction with the Eudora School District (USD 491) which includes play equipment and ball fields at the schools that are used by the community. The 2012 Parks and Recreation Master Plan includes plans for 13 parks facilities; 11 of which are already constructed but include recommendations for improvements. The two remaining facilities (the Skate Park and the South Sports Complex) have yet to be constructed. The South Sports Complex is scheduled to begin construction in 2021.



Asher Cohn Park



Aquatic Center

5.5 Visual Analysis

The process of giving form, shape, and character to a city, neighborhood, or group of buildings is known as urban design. Urban design helps establish a framework to make connections between people and places, nature and the built environment. In order to better comprehend the planning implications for the Eudora planning area, a visual analysis was conducted which provides a summary of the factors and features discussed in this Existing Conditions Report.

The physical layout of a city generates a perceived environment that varies from person to person. How an individual navigates the city determines their perception of the physical layout and function and the perceived environment. **Figure 5-2** provides a visual summary of the features and characteristics that impact the Eudora Planning Area and should be considered in this planning process. The visual analysis features are divided into five types of forms, including: Districts, Paths, Edges, Nodes and Landmarks. Each of these features are described herein.

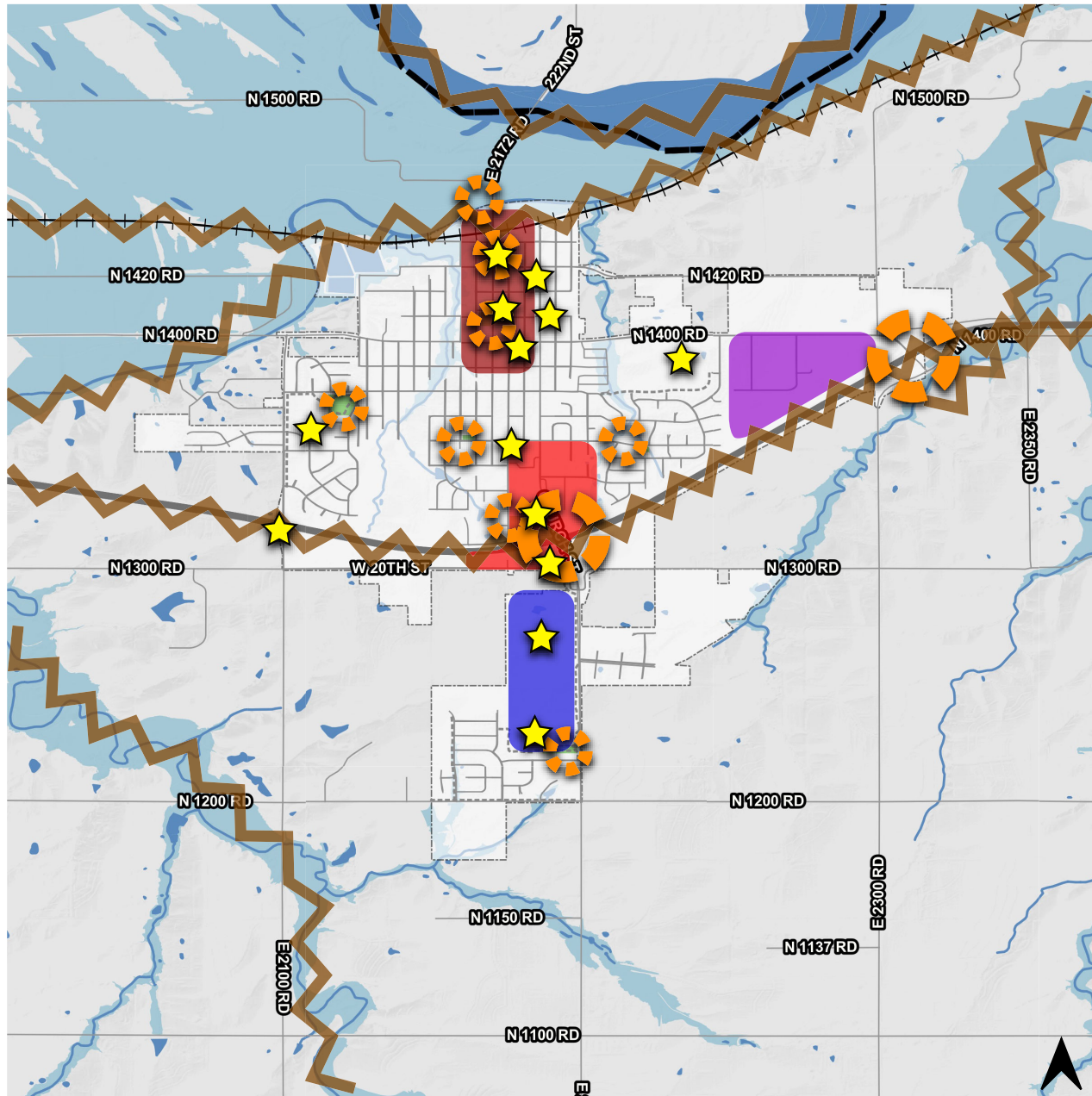
Districts are areas that are perceived to have common characteristics. Downtown Eudora is a unique district consisting of historical architecture and a unique street character. Located north and south of K-10 surrounding Church Street is a district where a combination of institutional and commercial uses form a gateway into the city. Located south of K-10, west of Church Street is an area with two educational institutions and athletic fields that forms a campus-like district. Located west of K-10, south of 10th Street is the beginning formation of an employment district.

Paths are channels of movement within a city that can be comprised of streets, railroads, canals, or other navigable features. Some channels of movement within Eudora serve as both paths and edges. The railroad and K-10 facilitate movement while also acting as barriers. Streets are the primary path type within the city in addition to several multi-use paths.

Edges are linear boundary elements such as rivers, topography changes, and highways. Some edges are physical boundaries that can be easily seen, whereas others (e.g. floodplains) may provide barriers that limit the ability to develop or expand infrastructure to areas. Eudora is split north-to-south by the K-10 highway that creates an edge in the community. The Wakarusa River, Kansas River, and their tributaries form several edges. The Burlington Northern Santa Fe (BNSF) Railroad forms an edge at the northern city limits.

Nodes represent gathering points in the community, where different types of activity occur regularly. Several nodes are present within the city limits including parks, highway interchanges, and the boat ramp.

Landmarks are an external place or feature that can be used as a reference point as one navigates a city. Landmarks within Eudora consist of historical architecture or schools. In addition to schools there are several other architectural landmarks in Eudora including the Charles Pilla House (1894), Salem Chapel (1870), Old Holy Family Catholic Church (1864), and agriculture silos at the intersection of Main Street and the BNSF Railroad.



Legend











- | | |
|--|---|
|  District |  Railroad |
|  Path |  Park |
|  Edge |  Hydrology |
|  Node |  County |
|  Landmark |  City Limits |



Figure 5-2 | Visual Analysis

5.6 Summary

This Existing Conditions Report includes key facts and features about the Eudora Planning Area. Subjects reviewed include the community history, physical features, population demographics, economic conditions, and facilities and services of the area.

The information contained in this report provides a baseline of understanding for planning in Eudora. In the Comprehensive Plan process these facts and figures will be used as reference points to benchmark future goals, guiding principles, and implementation actions.

2020 City of Eudora, Kansas
Application and Review Schedule
Site Plans, Plats, and Development Plans (Sketch Plat is Optional)
Rezoning, Text Amendment, Uses Permitted Upon Review

The following is a list of submittal and review deadlines as well as associated scheduled meeting dates for applications that require a public hearing.
 Note: Preliminary Plat applications are reviewed and approved by the Planning Commission and referred to the City Commission.

Planning Commission Meeting Date (Public hearing)	Pre-Application Meeting* (6 weeks prior to Planning Commission consideration)	Application Submittal Deadline (5 weeks prior to Planning Commission Consideration)	Notice of Acceptance (Within 7 days of receipt)	Completed Staff Review (Within 7 days of receipt)	Public Notice (Published and notification letters mailed within 27 days of public hearing**)	Revision Submittal Cutoff (10 days prior to Planning Commission consideration)	Planning Commission Packets Mailed (7 days prior to Planning Commission meeting)	City Commission Consideration (2 nd meeting after Planning Commission action)
January 8, 2020	November 27, 2019	December 4, 2019	Variable	Variable	Consult with Staff	December 27, 2019	December 31, 2019	January 27, 2020
February 5, 2020	December 25, 2019	January 1, 2020	Variable	Variable	Consult with Staff	January 24, 2020	January 29, 2020	February 24, 2020
March 4, 2020	January 22, 2020	January 29, 2020	Variable	Variable	Consult with Staff	February 21, 2020	February 26, 2020	March 23, 2020
April 1, 2020	February 19, 2020	February 26, 2020	Variable	Variable	Consult with Staff	March 20, 2020	March 25, 2020	April 27, 2020
May 6, 2020	March 25, 2020	April 1, 2020	Variable	Variable	Consult with Staff	April 24, 2020	April 29, 2020	May 25, 2020
June 3, 2020	April 22, 2020	April 29, 2020	Variable	Variable	Consult with Staff	May 22, 2020	May 27, 2020	June 22, 2020
July 1, 2020	May 20, 2020	May 27, 2020	Variable	Variable	Consult with Staff	June 19, 2020	June 24, 2020	July 27, 2020
August 5, 2020	June 24, 2020	July 1, 2020	Variable	Variable	Consult with Staff	July 24, 2020	July 29, 2020	August 24, 2020
September 2, 2020	July 22, 2020	July 29, 2020	Variable	Variable	Consult with Staff	August 21, 2020	August 26, 2020	September 28, 2020
October 7, 2020	August 26, 2020	September 2, 2020	Variable	Variable	Consult with Staff	September 25, 2020	September 30, 2020	October 26, 2020
November 4, 2020	September 23, 2020	September 30, 2020	Variable	Variable	Consult with Staff	October 23, 2020	October 28, 2020	November 23, 2020
December 2, 2020	October 21, 2020	October 28, 2020	Variable	Variable	Consult with Staff	November 20, 2020	November 25, 2020	December 28, 2020
* Pre-application meetings are encouraged for all matters except text amendments. Pre-application meeting dates are flexible based on availability of staff.								
** Certified list of property owners notified of public hearing (200' or 1,000' as applicable) must be submitted by applicant prior to this date.								

Regularly Scheduled Meetings:

- The Planning Commission meets on the first Wednesday of every month unless otherwise posted.
- The City Commission meets on the second and fourth Mondays of every month unless otherwise posted.

Development Review and Proposal Contacts (consultants may be contacted about development proposals at the direction of the City Manager):

City of Eudora
 4 East 7th Street
 P.O. Box 650
 Eudora, KS 66024
 Phone: 785-542-2153
 Hours: M-F, 8:00 AM – 4:30 PM

Curtis Baumann, Building Codes Administrator
 Phone: 785-542-3124
 Fax: 785-542-1237
 Email: cbaumann@cityofeudoraks.gov

Branden Boyd, Public Works Director
 Phone: 785-542-4116
 Email: bboyd@cityofeudoraks.gov

Dave Knopick
 Planning Consultant
 IBTS
 600 Broadway St., Ste. 200
 Kansas City, MO 64105
 Phone: 913-954-0915

David Waters
 City Attorney
 Lathrop & Gage LLP 10851
 Mastin Blvd., Building 82, Ste. 1000
 Overland Park, KS 66210
 Phone: 913-451-5100

Notes:

1. All required materials must be received prior to the close of business on or before the cut-off date. Failure to submit all required information, documents, and fees may result in the item being tabled to the next meeting regardless of prior publication.
2. For detailed information relating to application submittal requirements and the review process, see the City of Eudora, Kansas Zoning and Subdivision Regulations which may be obtained in the City Offices, 4 East 7th Street, P.O. Box 650, Eudora, KS 66025, or at the city website: www.cityofeudoraks.gov.

2020 City of Eudora, Kansas
Application and Review Schedule
Materials to be Submitted (All Applications as Applicable)
The following is a list of submittal requirements for each general application stage.
Please note that additional copies may be requested by staff as needed.

Due at Pre-Application Meeting	Due at Time of Application	Due with Submission of Revised Drawings	Following Final Approval
Four <i>folded</i> copies of materials. Materials may be submitted at the time of the meeting; however staff comments could be delayed due to unfamiliarity with project.	Four sets, <i>folded</i> , of all required materials, one electronic copy, and one 11" x 17" copy of plans, with the exception that only two copies of any traffic studies, drainage studies, and/or other details and reports are required unless otherwise requested.	Four sets, <i>folded</i> , of all revised materials, one electronic copy, and one 11" x 17" copy of plans, with the exception that only two copies of any traffic studies, drainage studies, and/or other details and reports are required unless otherwise requested.	One electronic copy and one 11" x 17" copy of both the final plat and the address plat. In addition, one mylar original and eleven paper prints shall be submitted for all Final Plats.
<p>* To expedite the receipt and review of zoning and platting applications, copies of materials should be submitted to: Curtis Baumann, Building Codes Administrator 4 E. 7th Street P.O. Box 650 Eudora, KS 66024 Phone: 785-542-3124 Fax: 785-542-4112 Email: cbaumann@cityofeudoraks.gov</p>			